



Minutes

The Regular Meeting of the Land Use Board of the Borough of Highlands was held June 11, 2026 at Borough Hall, 151 Navesink Avenue Highlands.

Regular MEETING: 7:03 pm

Chairman Knox called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. The "Open Public Meetings Act" compliance statement was read. Chairman Knox had everyone stand for the Pledge of Allegiance.

Roll Call:

Members Present –Mayor Broullon, Chief Burton, Ms. Olszewski, Mr. Sayah, Mr. Montecalvo, Ms. LaRussa, Mr. Knox, Ms. Tierney, Mr. Zill, Ms. Chang, Mr. Cramer, Mr. Cody, Mrs. Vickery

Members Absent – None

Professionals Present: None

Open for Public Comment: *General Questions or Comments not pertaining to Applications*

Resident Richard Jones of 4 Mountain Street inquired about the upcoming Special Meeting for applicant Highlands Landing Corp. (Seastreak) and any revised plans that may be available. Mayor Broullon advised that the Special Meeting for Seastreak is scheduled for June 25th 2026 at 7:00pm at Henry Hudson Regional High School. Chairman Knox advised that once the Board Professionals review the most recent submission of plans and deem it complete for that meeting, Board Packets will be made and posted to the Borough website. Secretary Maloney advised that the recently submitted plans can always be viewed in person at Borough Hall between business hours.

Approval of Minutes:

1. Approval of LUB Meeting Minutes May 14, 2026

Motion to approve: Ms. Vickery

Second: Ms. LaRussa

Ayes: Mayor Broullon, Mr. Burton, Ms. LaRussa, Mr. Montecalvo, Council Member Olszewski, Mr. Saya, Mr. Zill, Ms. Tierney, Mr. Knox, Ms. Chang, Mr. Cramer, Mr. Cody, Mrs. Vickery

Nays: None

Abstain: None

Absent: None

Minutes approved

Resolutions:

1. LUB Resolution 2026-15: LUB2021-05: Mattina, 149 Portland Rd., B12 L4.01 &4.02 Extension

Motion to approve: Mr. Knox

Second: Council Member Olszewski

Ayes: Mayor Broullon, Mr. Burton, Ms. LaRussa, Council Member Olszewski, Mr. Sayah, Mr. Zill, Ms. Tierney, Mr. Knox, Ms. Chang, Mrs. Vickery

Nays: None

Abstain: Mr. Montecalvo, Mr. Cramer, Mr. Cody

Absent: None

Resolution Memorialized

2. LUB Resolution 2026-16: LUB24-08: Conti – 212 Linden Ave., B110 L12 Dismissal

Motion to approve: Mr. Sayah

Second: Ms. Chang

Ayes: Mayor Broullon, Mr. Burton, Ms. LaRussa, Mr. Montecalvo, Council Member Olszewski, Mr. Sayah, Mr. Zill, Ms. Tierney, Mr. Knox, Ms. Chang, Mr. Cody, Mrs. Vickery

Nays: None

Abstain: Chief Burton, Mr. Cramer

Absent: None

Resolution Memorialized

3. LUB Resolution 2026-18: LUB25-10: Solar Powered 44 – 44 Miller Street – B 58 L 7.01

Motion to approve: Mr. Sayah

Second: Ms. LaRussa

Ayes: Mr. Burton, Ms. LaRussa, Mr. Montecalvo, Mr. Saya, Mr. Zill, Ms. Tierney, Mr. Knox, Mr. Cramer, Mr. Cody, Mrs. Vickery

Nays: None

Abstain: Mayor Broullon, Council Member Olszewski, Ms. Chang

Absent: None

Resolution Memorialized

1. LUB Resolution 2026-17 Consistency Review – Ordinance O-26-10 Amending Chapter 21 (Zoning and Land Use Regulations), Section 21-65.9 (Grading and Topsoil Removal), Section 21-48B (Steep Slopes and Slump Blocks), Section 21-99 (Enforcement) and Section 21-107B (Fees) of the Code of the Borough of Highlands.

Motion to approve: Mr. Knox

Second: Mr. Sayah

Ayes: Mr. Burton, Ms. LaRussa, Mr. Montecalvo, Mr. Saya, Mr. Zill, Ms. Tierney, Mr. Knox, Mr. Cramer, Mr. Cody, Mrs. Vickery

Nays: None

Abstain: Ms. Chang

Absent: None

Resolution Memorialized

4. LUB Resolution 2026-14: Appointing Kate Maloney as Board Secretary

Motion to approve: Mayor Broullon

Second: Mr. Knox

Ayes: Mayor Broullon, Mr. Burton, Ms. LaRussa, Mr. Montecalvo, Council Member Olszewski, Mr. Sayah, Mr. Zill, Ms. Tierney, Mr. Knox, Ms. Chang, Mr. Cody, Mrs. Vickery

Nays: None

Abstain: Mr. Cramer

Absent: None

Resolution Memorialized

Action on Other Business:

None

Communication and Vouchers:

None

Hearings on Old Business:

None

Meeting Adjournment:

A motion was made by Ms. Tierney for adjournment of the Land Use Board Regular Meeting, all were in favor. Meeting adjourned 7:15pm.