

BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900



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151 NAVESINK AVE.
HIGHLANDS, NJ 07732
COUNTY OF MONMOUTH

(732) 872-1224 PH

LANDUSE@HIGHLANDSBOROUGH.ORG
WWW.HIGHLANDSBOROUGH.ORG

December 18, 2023

Mayor and Council
Borough of Highlands
151 Navesink Avenue
Highlands, N.J. 07732

**Re: Highlands Land Use Board
Review for Substantial Consistency with Master Plan
Proposed Ordinance O-23-22 – Privately Owned Salt Storage**

Dear Mayor and Council Members:

On November 1, 2023, the Borough of Highlands introduced proposed Ordinance 2023-22, which amends Chapter 21, Article XIV of the Borough Code, entitled "Establishment of Districts", to amend several provisions in Section 21-81, entitled "Outdoor Storage" and to add new provisions as Section 21-81A, entitled "Privately Owned Salt Storage".

This Ordinance is intended to prevent stored salt and other solid de-icing materials from being exposed to stormwater and stormwater management systems. The Ordinance is scheduled before the Governing Body for second reading, public hearing and adoption on December 20, 2023.

Pursuant to the Municipal Land Use Law, *N.J.S.A. 40:55D-26a*, any proposed zoning ordinance must be referred to the Land Use Board for a review as to consistency of the proposed zoning with the Municipal Master Plan. The proposed ordinance was referred to the Land Use Board pursuant to *N.J.S.A. 40:55D-64*.

Pursuant to *N.J.S.A. 40:55D-26a*, on November 9, 2023, at its regular public meeting, the Borough of Highlands Land Use Board reviewed proposed Ordinance 2021-23 and determined by unanimous vote that the proposed ordinance is substantially consistent with the Borough's Land Use and Housing Elements of the Master Plan.

Respectfully Submitted,



Nancy Tran, Board Secretary
Borough of Highlands Land Use Board

cc: Borough Clerk's Office
Ronald D. Cucchiaro, Esq., Board Attorney