



LAND USE BOARD APPLICATION

FOR OFFICIAL USE

Date Rec'd: 3/18/2025 Application #: LUB25-04 Fee: \$100.00
Escrow: balance \$4,222.56 Escrow Acct# T-03-56-875-000-177

1. APPLICANT

Name: The Honorable Plant LLC
Address: 123 Bay ave
City: Highlands State: NJ Zip: 07732
Phone: 732-513-0589
Email: thehonorableplantnj@gmail.com
Relation to property: OWNER

2. OWNER

Name: Jacquelyn Bruckmann
Address: 8 Sailors way
City: Red Bank State: NJ Zip: 07701
Phone: 732-513-0589
Email: thehonorableplantnj@gmail.com

3. TYPE OF APPLICATION (Check all that apply)

- Minor Subdivision
- Major Subdivision – Preliminary
- Major Subdivision – Final
- Minor Site Plan
- Major Site Plan – Preliminary
- Major Site Plan – Final
- Variance
- Use Variance
- Appeal – Zoning Denial date _____
- Appeal – Land Use Decision date _____
- Informal Concept Plan Review
- Extension of Approval
- Revision/Resubmission of Prior Application
- Other _____

4. PROPERTY INFORMATION

Block 46 Lot(s) 3 Address: 123 Bay Ave
Lot size _____ # of Existing Lots _____ # of Proposed Lots _____
Zone _____ Are there existing Deed Restrictions or Easements? No Yes – Please attach copies
Has the property been subdivided? No Yes If yes, when? _____
Attach copies of approved map or approved resolution
Property taxes paid through Yes Sewer paid through Y

5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp must be represented by a NJ attorney)

Name: Megan Doyle
Address: _____
Phone: 914-772-2896 Email: doyle1law@gmail.com



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6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.

Name: NA
 Address: _____

 Phone: _____
 Email: _____

Name: _____
 Address: _____

 Phone: _____
 Email: _____

7. LAND USE

A. PROPERTY HISTORY –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

Na

B. PROPOSED PLAN –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

We propose changing the hours of operation for The Honorable Plant LLC
 Dispensary to 8 am to 9 pm Sunday-wednesday. and 8 am to 10 pm Thursday -
 Saturday.

C. ADDITIONAL INFORMATION:

		Existing	Proposed
Residential:	How many dwelling units?	_____	_____
	How many bedrooms in each unit?	_____	_____
	How many on-site parking spaces?	_____	_____
Commercial:	How many commercial uses on site?	_____	_____
	How many on-site parking spaces?	_____	_____



8. VARIANCE REQUESTS Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
Minimum Lot Requirements			
Lot Area			
Frontage			
Lot Depth			
Minimum Yard Requirements			
Front Yard Setback			
2 nd Front Yard Setback			
Rear Yard Setback			
Side Yard Setback, right			
Side Yard Setback, left			
Building Height			

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces			
Other (please add)			

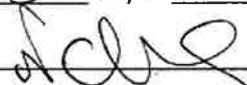
9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below.


NA



10. NOTARIZED SIGNATURE OF APPLICANT

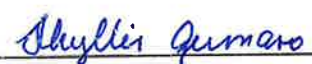
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.


SWORN & SUBSCRIBED to before me this
5 day of March 2025 (year)
 (notary)
NINO CHOMAKHASHVILI (Seal)
 Commission # 50220872
 Notary Public, State of New Jersey
 My Commission Expires
 April 12, 2029


 Signature 3/5/2025
 Date
Jacquelyn C. Bruckmann
 Print Full Name

11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this
17 day of MARCH 2025 (year)
 (notary)
PHYLLIS A. GERMANO (Seal)
 Notary Public, State of New Jersey
 Comm. # 2446769
 My Commission Expires 5/29/2029


 Signature 3-17-25
 Date
Michael Salerno
 Print Full Name

12. DISCLOSURE STATEMENT Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes **NO**
- Is this application to construct a multiple dwelling of 25 or more units? Yes **NO**
- Is this an application for approval of a site(s) for non-residential purposes? Yes **NO**
- Is this Applicant a corporation? Yes **NO**
- Is the Applicant a limited liability corporation? **Yes** No
- Is the Applicant a partnership? Yes **NO**

If you circled YES to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).



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12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

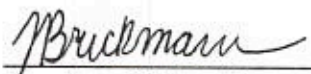
Name of Corporation, Partnership, LLC, LLP, S-Corp:

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced business organization:

NAME	ADDRESS
Jacquelyn C Bruckmann	8 Sailors way Red Bank NJ 07701

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% owner ship criterion established have been listed.

SWORN & SUBSCRIBED to before me this
5 day of March 2025 (year)
 (notary)
 (Seal)
 NINO CHOMAKHASHVILI
 Commission # 50220872
 Notary Public, State of New Jersey
 My Commission Expires
 April 12, 2029


 Signature (Officer/Partner) 3/5/2025
 Date
Jacquelyn C. Bruckmann, Owner
 Print Full Name Title



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Proof of Service

Affidavit of Proof of Service

State of New Jersey)

SS.

County of Monmouth)

I, Jacquelyn C. Bruckmann, of full age, being duly sworn, upon oath depose and say:

On March 24 I () personally served or () mailed by certified mail a notice, a true copy of which is attached hereto, upon the attached list of property owners

Jacquelyn C. Bruckmann
Jacquelyn C. Bruckmann
Applicant's Signature

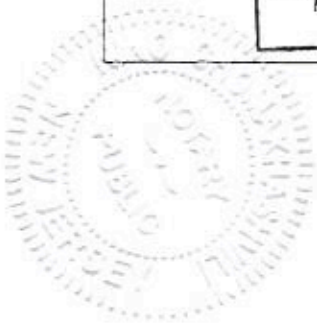
Date 03.24.25

Sworn and subscribed
before me this 24
day of March.

[Signature]
Signature of Notary

Notary Seal

NINO CHOMAKHASHVILI
Commission # 50220872
Notary Public, State of New Jersey
My Commission Expires
April 12, 2029





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Notice to be Published in Official Newspaper

Notice of Hearing

Land Use Board

TAKE NOTICE that on Thursday evening at 7:00 p.m. on the 10th day of April, a hearing will be held before the Borough of Highlands Land Use Board at the Municipal Building, 151 Navesink Ave., Highlands New Jersey on the application of the undersigned that has been made to the Borough of Highlands Land Use Board, at which time and place all interested persons will be given an opportunity to be heard.

The property in question is located at 123 Bay ave, Highlands NJ, 07732
also known as Block 46, Lot(s) 3, on the Highlands Tax Map.

The property is located in the CBD zone.

The applicant is seeking: To utilize the approved hours of operation according to Ordinance O-25-01, Sunday through Wednesday, from 8 AM to 9 PM, and Thursday through Saturday, from 8 AM to 10 PM.

For the purpose of Customer convenience, Market Demand, Operational efficiency.

A copy of the application and documents are on file with the Board Secretary, and may be inspected Monday through Friday, 9:00 a.m. to 4:00 p.m.

A handwritten signature in blue ink that reads "Buckmann".

[Name of Applicant, and/or applicant's attorney]