

# BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900



42 SHORE DRIVE  
HIGHLANDS, NJ 07732  
COUNTY OF MONMOUTH

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CAROLYN BROULLON  
MAYOR

MICHAEL MUSCILLO  
ADMINISTRATOR

NANCY TRAN  
BOROUGH CLERK

Seastreak, LLC  
2 First Avenue  
Atlantic Highlands, NJ 07716

7/13/2023

Sandbox at Seastreak  
326 Shore Drive  
Highlands, NJ 07732

Dear Seastreak,

There have been complaints filed about ongoing activity at your ferry terminal property at 326 Shore Drive. It would seem that you have been adding businesses and hours of operation to the facility at that location without the proper permits or hearings and in violation of Borough Ordinances. Specifically,

1. Seastreak now operates two 600 passenger ships and three 505 passenger ships at the 326 Shore Drive location. There are nine departures from Highlands with a conservative estimate of 2660 passenger seats. There are currently 957 parking spaces at both 326 and 348 Shore Drive. Borough Ordinance **21-65.14 Off-Street Parking. D-7-a-2** states that ferry transportation services are required to have 0.7 space for every passenger seat on all departing boats during a regular 24-hour period. Since  $2,660 \times .7$  equals 1,863 the required number of parking spots needed is 1,862, leaving Seastreak operating with slightly over half of the required parking in violation of **21-65.14 Off-Street Parking. D-7-a-2**
2. Seastreak (And Sandbox at Seastreak) has a liquor license that restricts liquor sales to the barge location only, and several new locations for liquor sales have been added without applying for the proper zoning application or approval. This is in violation of Borough ordinance **21-96- A-2 WC-2 Waterfront Commercial**
3. Seastreak (And Sandbox at Seastreak) has added a new business usage of a concert venue without the proper zoning application or approval. This is in violation of Borough ordinance **21-96- A-2 WC-2 Waterfront Commercial**

Please be advised that you have 30-days, to make an application to the land use board to amend the parking, and to the ABC to amend the liquor license.

*Brian O'Callahan*

Brian O'Callahan  
Zoning Officer

(732) 615-2286