

Thomas J Fahey
7 Ballinswood Rd
Atlantic Highlands, NJ 07716

HAND DELIVERED

Nancy Tran, Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, NJ 07732

RECEIVED
DEC 09, 2021
LAND USE BOARD

Re: 38 Grand Tour
Highlands, NJ
Block 14, Lot 6

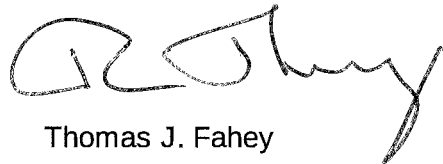
Dear Ms. Tran:

I respectfully submit the attached minor subdivision application and supporting documentation:

1. Subdivision application form
2. Minor subdivision plan prepared by Richard Stockton & Assoc
3. Completed minor subdivision checklist
4. Check in the amount of \$100 for application fee
5. Check in the amount of \$750 for escrow deposit
6. Zoning officer denial letter
7. Certification of taxes paid through 2021
8. Certification of Sewer paid through 2021
9. Certified 200-foot list

I am prepared to provide additional information as necessary upon your continued guidance.
Thank you for your time and best regards.

Respectfully submitted,



Thomas J. Fahey



Borough of Highlands Land Use Board
 42 Shore Drive, Highlands, NJ 07732
 Phone: 732-872-1224
 Fax: 732-872-0670

Subdivision Application

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Minor Subdivision:
 Preliminary /
 Final /

Major Subdivision:
 Preliminary _____
 Final _____

For Official Use	
Application Fee Paid: \$ <u>100</u>	Date Received: <u>12/9/2021</u>
Received By: <u>NT</u>	Case No: <u>LUB2021-06</u>
Board Action: _____	Date: _____

Application is hereby made for the classification of a sketch of a proposed subdivision of land hereinafter more particularly described:

Applicant Information	
Name <u>Thomas Fahey</u> <u>teafahey@gmail.com</u>	
Street <u>7 Ballinswood Rd</u> City <u>Atl. Highlands</u> State <u>NJ</u> Zip <u>07716</u>	
Phone # <u>[REDACTED]</u>	

Owner Information (if other than applicant)	
Name _____	
Street _____ City _____ State _____ Zip _____	
Phone # _____	
Interest of applicant if other than owner: _____	

Subdivision Information	
Street <u>38 Grand Tour</u> Block <u>14</u> Lot <u>6</u> Zone <u>R101</u>	
Number of existing lots: <u>1</u> Number of proposed lots: <u>2</u>	
Area of entire tract: <u>14,375</u> and portion being subdivided: <u>8,719 / 5,656</u>	



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Development Plans		
Sell lot only:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construct houses for sale:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other:	<u>Unknown at this time</u>	

Attach a copy of any deed restrictions or restrictive covering

Information of Person Preparing Sketch Plat			
Name	<u>Richard E. Stockton + Assoc Inc</u>		
Street	<u>PO Box 124</u>	City	<u>Atlantic Highlands</u> State <u>NJ</u> Zip <u>07716</u>
Phone #	<u>732-872-2827</u>		

Sketch Plat Requirements

The Sketch Plat shall be based on the Tax Map information or other similar accurate information based at a scale preferably not less than 100 feet to the inch to enable the entire tract to be shown on one sheet and shall show or include the following information:

- The location of that portion which is to be subdivided in relation to the entire tract.
- All existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof.
- The name of the owners and of adjoining lots within 200 feet as disclosed by the most recent tax record information (Major subdivision, or minor is not waived by the Board).
- The Tax Map Sheet, Block and Lot numbers.
- All streets or roads and streams within 200 feet of the subdivision.
- Sketch of proposed layout of Street, Lots and other features in relation to existing conditions.



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FOR OFFICIAL USE

Case No: _____ Fee Paid: _____ Date Filed: _____

1. (I/we) Thomas Fahey, the applicant(s), whose Post Office address is
7 Ballinswood Rd, Atlantic Highland, NJ 07716
 and whose phone number is _____ (am/are) the (owner/contact purchaser) of
 property located at 38 Grand Tour and designated as Block 14
 Lot(s) 6 on the Tax Map of the Borough of Highlands.

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2. The property is in the R101 zone. It has a street frontage of 125 feet with an area of
14,375 Square feet.

3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be
23.8.

4. The following structures, buildings or uses are located on the property
Single family residential home

5. Application is hereby made for a variance to:
No variances requested. One existing non-conformity re front yard setback. Seeking minor subdivision.

6. The reasons for this request and the grounds urged for the relief are as follows:
Minor subdivision to create second building lot for potential single family home. Renovating existing home.

7. The section of the Borough Zoning Ordinance upon which this application is based is Section _____

8. Property taxes have been paid through 4th Qtr 2021
 The sewer bills have been paid through 4th Qtr 2021

9. Has the property been separated from a larger tract of land? (Yes No) *Circle One*
 If so, when? _____. Has the Land Use Board approved a subdivision? (Yes / No)
 When? _____. Attach copies of any approved map or approval resolution.



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10. Has there been any previous appeal involving these premises (Yes / No) *Circle One*

Date of Filing: _____

Character of Appeal: _____

Disposition and Date: _____

Attach copy of decision

11. By filing a second application, does applicant and owner, if other than applicant, waive any and all rights gained in the first application? (Yes / No) *Circle One*

12. Are there any outstanding building code or zoning violations or other violations of law on the property in question or on any other property in the Borough of Highlands in which the applicant has any interest, directly or indirectly? No

13. Is the applicant a corporation or a partnership? Yes _____ No
(If so, you must be represented by an attorney. If yes, please complete a Disclosure Statement and attach the same to the application.)

[Signature]
Signature

12/8/21
Date



Borough of Highlands Land Use Board
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 Fax: 732-872-0670

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Affidavit of Applicant

State of New Jersey)
) SS.
 County of Monmouth)

I, the undersigned, certify that all of the statements contained herein are true and correct to the best of my knowledge, information and belief.

Thomas J. Fahey

Applicant's Signature

Date 12/8/21

Sworn and subscribed
 before me this 8th
 day of December 2021

Debra J. Bradshaw
 Notary Public of New Jersey

My Commission Expires January 21 2024

Debra J. Bradshaw
 Signature of Notary

Authorization

(If anyone other than the owner is making this application, the following authorization must be completed.)

To the Land Use Board:

_____ is hereby authorized to make this application.

Date: _____

Signature of Owner: _____

OWNERS WITHIN 200 FT.

HIGHLANDS BOROUGH

Block 14

Lot 6 PO, Thomas Fahey
 5 Hines, Richard L.
 4 Horan, Ray and Jerri
 3.012 Bullock, Brett and Christine
 3.011 Siciliano, Edward J. and Nelson, Jennifer
 8.03 Goanos, Larry and Ilona
 8.02 Leichter, Richard
 8.01 Cordasco, Christopher G.
 7 Wallace, Christopher

Block 15
 1 Doherty, Dorothy M.
 2 Patriarca, Bruno A. and Maria

Block 16
 1 Kennedy, Stephen and Susan
 2.04 Chandler, Michael D. and Houston, Kath
 3.01 Linkin-Williams, Margaret
 3.02 Stockton, Andrew and Rachael
 2.05 Hoy, Gerald and Kathleen
 2.02 Nuccio, Andrew and Holly

Block 17
 6.01 Bellicose, Whitney and Borden, Ronald
 7 Haug, Mary-Elise
 8 Dominguez, Carol
 9 Anderson, Roger
 5.01 Valenti, L and Lortscher, M JT tennants
 5.02 Venerus, David

Block 19
 26 Sedlak, Kenneth D.

MIDDLETOWN TOWNSHIP

Block 779
 Lot 19.01 County of Monmouth
 57.01 Mager, Warren and Hillary

LEGEND:

- x 102.16 = spot elevations
- 92.07 = +/- proposed grades

Notes:

- The house footprint on proposed lot 6.02 is based on Architectural plans. A full set of these plans will be submitted with the Application for building permit, with grading & storm-water management suited to the house.
- Any damage to pavement and/or curbing shall be repaired to the satisfaction of the municipal engineer.

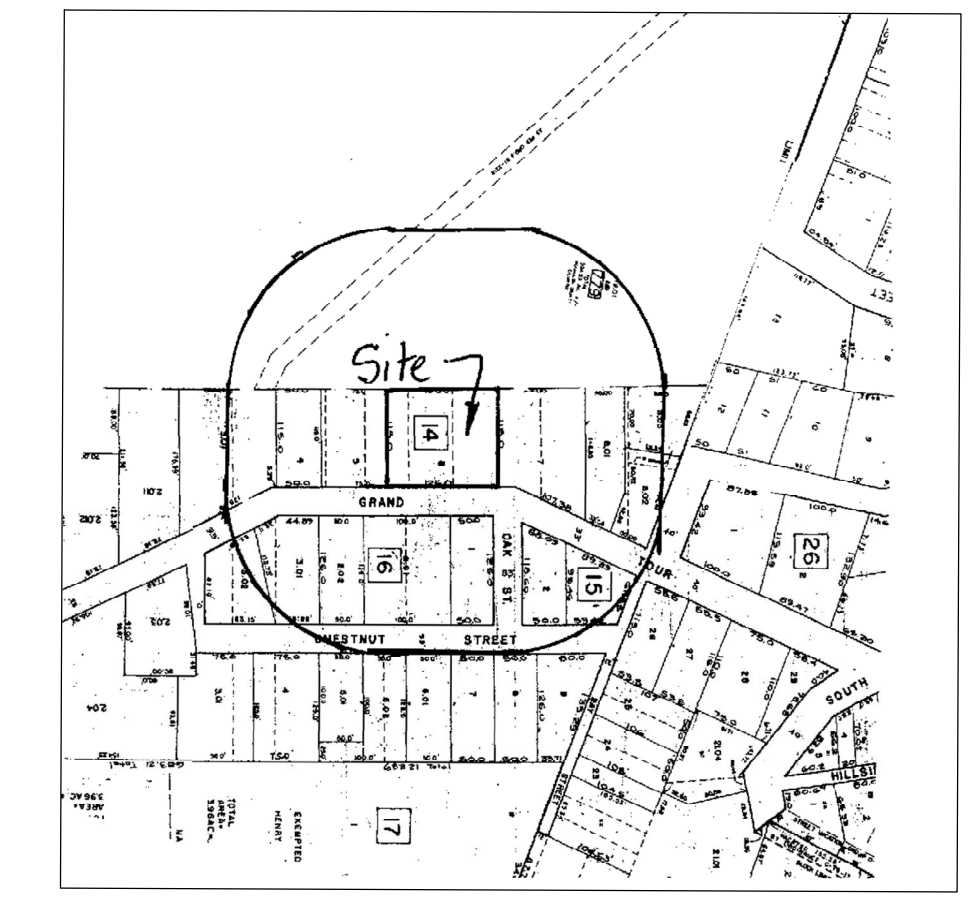
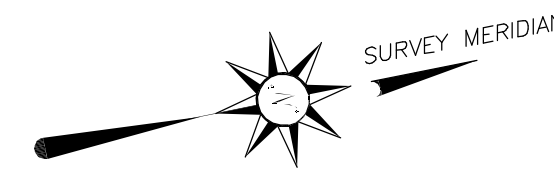
Any Object beneath the surface of the Ground has not been located, and no Guarantee as to existence or location is expressed or implied.

THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL TITLE SEARCH AND IS SUBJECT TO SUCH FACTS THAT MIGHT BE REVEALED BY SAID TITLE SEARCH.

ZONE SCHEDULE

R-1.01 Residential Zone District	Required Elements	Existing Conditions	PROPOSED		Comments
			Lot 6.01	Lot 6.02	
Lot Area, min. SF	5000	14375	8719	5656	
Lot Frontage FT	50	125	75	50	
Lot Depth FT	100	115	115	115	
Front Yard FT	35	28.9**	28.9**	35.1	
Side Yard FT	8/12	39.2/56.4	8.0/39.2	8.0/12.1	
Rear Yard FT	25	52.7	52.7	25.1'	
Coverage, Bldg. %	30	6.1	10.1	23.8	
Impervious Total %	70	12.7	23.7	46.2	
Parking SPC	2	1**	2	2	
Bldg. Height FT	30	26	26	N/A	
Parking Under FT	32.5	N/A	N/A	32.5	

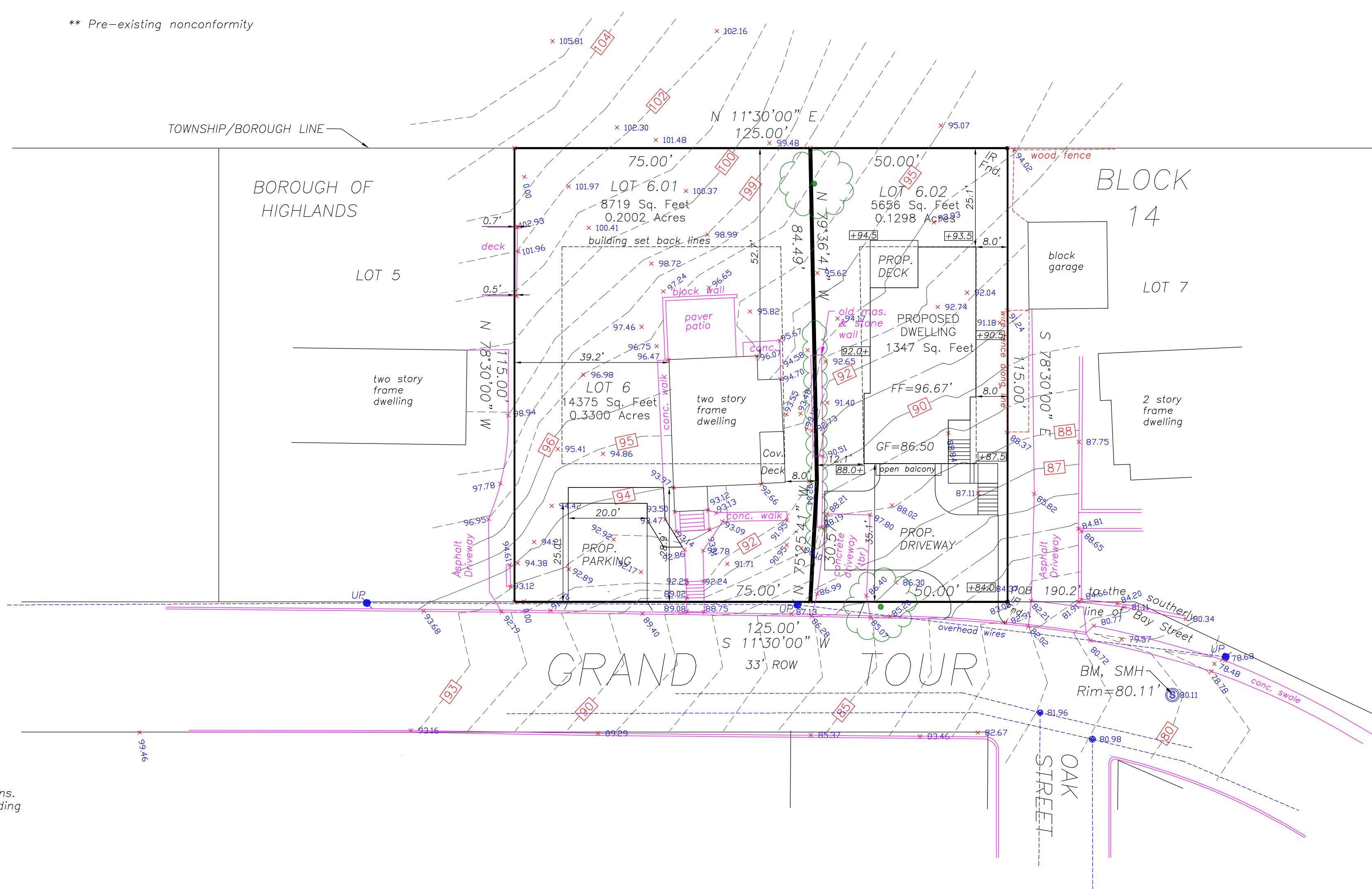
** Pre-existing nonconformity



KEY MAP
1"=200'+/-

TOWNSHIP OF MIDDLETOWN
BLK 779 LOT 19.01

"HARTSHORNE WOODS"
MONMOUTH COUNTY PARK



GENERAL NOTES

- The Applicant proposes to subdivide the property into 2 conforming residential building lots. Keeping the existing house on lot 6.01, and building a new single family home on Lot 6.02.
- Known and designated as Lot 6 Block 14 as shown on the current tax assessment map of the Borough of Highlands, Monmouth County, New Jersey.
- Elevations refer to Assumed Vertical Datum. Local bench mark elevation = 80.11 San MH Rim Center of Grand Tour 48' NE of PO.
- Current Data: Lot 6
 Total tract area 14375 SF (0.33 Ac.)
 total bldg area 879 SF
 Greenscape area 12546 SF
 Impervious cover 1829 SF
- Developmental Data:

	Lot 6.01	Lot 6.02
Proposed Lot area	8719 SF	5656 SF
Proposed building area	879 SF	1347 SF
Proposed driveways	500 SF	970 SF
proposed walks, deck, (patio)	688 SF	298 SF
Proposed landscape area	6652 SF	3041 SF
Parking spaces, offstreet	2	2
Building Height, max	26FT	32.5 FT
- The location of utilities are from information available at time of map preparation. No guarantee is intended as to exact location or size. Contractors are advised to contact the appropriate utility before any new construction.
- Owner/ Applicant:
 Thomas Fahey,
 7 Ballinswood Road,
 Atlantic Highlands, NJ, 07716
- All bearings and distances produce mathematically closed figures one part in ten thousand or greater (1 / 10000).
- Applicant to provide a stormwater management plan for review by the Borough Engineer prior to the issuance of a building permit.



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I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE LAND DELINEATED ON THIS MAP AND DO HEREBY CONSENT TO THE FILING OF THE MAP WITH THE MUNICIPALITY AND/OR COUNTY.

SIGNATURE(S) DATE

CLASSIFIED AND APPROVED AS A: MINOR SUBDIVISION BY: THE LAND USE BOARD OF THE BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NJ

ON THIS ___ DAY OF _____ 20__.

CHAIRMAN DATE

SECRETARY DATE

THIS PLAT OR DEEDS MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____ 20__ , WHICH DATE IS 190 DAYS AFTER THE DATE OF FINAL APPROVAL OF A MINOR SUBDIVISION

I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND THAT IT CONFORMS THE RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO AND WITH THE PROVISIONS OF THE "MAP FILING LAW" IF APPLICABLE.

LAND USE BOARD ENGINEER DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY, DATED 9-30-21 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE " MAP FILING LAW ", IF APPLICABLE.

RICHARD E. STOCKTON
LICENSED PROFESSIONAL LAND SURVEYOR NO.15102

REV	DATE	DESCRIPTION	BY	CHECK
MINOR SUBDIVISION PLAN FOR THOMAS FAHEY LOT 6 BLOCK 14 SHEET 6 BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY				
RICHARD E. STOCKTON & ASSOC., INC. SURVEYING & MAPPING->PLANNING->CONSTRUCTION SURVEYING PO BOX 124, ATLANTIC HIGHLANDS, NJ 07716, 732-872-2827				
RICHARD STOCKTON, LICENSED PROFESSIONAL LAND SURVEYOR & PLANNER PLS15102 PP2267				
DATE:	9-30-21	FILE:	4276	DRAWN: RLT JOB NO: 8158
SCALE:	1" = 20'	CAD#:	P-8158sub1.dwg	CHECKED: Res DWG NO: D-1047



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Checklist Minor Subdivision

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17-6 Plat Details

17-6.1 Sketch Plat. The sketch plat shall be based on tax map information or some other similarly accurate base at a scale not less than 100 feet into the inch to enable tract to be shown on one sheet and shall show or include the following information:

PROVIDED:

YES NO NA WAIVE COMMENT

- a. *Key map.* A key map showing the entire subdivision and its relation to the entire tract and surrounding areas.
- b. *Location of subdivision.* Location of that portion which is to be subdivided in relation to the entire tract.
- c. *Tract name, block and lot numbers.* The tract name, tax map sheet, block and lot number, date, revision date, if applicable, reference meridian, graphic scale and the following names and addresses:
 - 1. Name and address of record owner or owners.
 - 2. Name and address of subdivider.
 - 3. Name and address of person who prepared map.
- d. *Acreage of tract.* Acreage of the entire tract and the area being subdivided to nearest tenth of an acre.
- e. *Easement.* The location, width and purpose of any easement or land reserved or dedicated to public use of sites other than residential shall be noted.
- f. *Lot lines.* All proposed lot lines to be eliminated by the proposed subdivision shall be clearly indicated.
- g. *Existing structures and wooded areas.* All existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof for subdivision including four lots or more.
- h. *Owners of adjoining property.* The name of the owner and of all adjoining property owners as disclosed by the most recent municipal tax records.
- i. *Street, roads, etc.* All street, roads, drainage rights of bodies of water and streams within 200 feet of the subdivision.

	YES	NO	NA	WAIVE	COMMENT
a. <i>Key map.</i> A key map showing the entire subdivision and its relation to the entire tract and surrounding areas.	✓				
b. <i>Location of subdivision.</i> Location of that portion which is to be subdivided in relation to the entire tract.	✓				
c. <i>Tract name, block and lot numbers.</i> The tract name, tax map sheet, block and lot number, date, revision date, if applicable, reference meridian, graphic scale and the following names and addresses:	✓				
1. Name and address of record owner or owners.	✓				
2. Name and address of subdivider.	✓				
3. Name and address of person who prepared map.	✓				
d. <i>Acreage of tract.</i> Acreage of the entire tract and the area being subdivided to nearest tenth of an acre.	✓				
e. <i>Easement.</i> The location, width and purpose of any easement or land reserved or dedicated to public use of sites other than residential shall be noted.			✓		
f. <i>Lot lines.</i> All proposed lot lines to be eliminated by the proposed subdivision shall be clearly indicated.			✓		
g. <i>Existing structures and wooded areas.</i> All existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof for subdivision including four lots or more.	✓				
h. <i>Owners of adjoining property.</i> The name of the owner and of all adjoining property owners as disclosed by the most recent municipal tax records.	✓				
i. <i>Street, roads, etc.</i> All street, roads, drainage rights of bodies of water and streams within 200 feet of the subdivision.	✓				



HGPB- R1890

March 6, 2022

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

Via Email (ntran@highlandsborough.org)

**Re: Fahey Residence
38 Grand Tour
Block 14, Lot 6
Single Family Residential (R-1.01) Zone
Minor Subdivision
First Engineering Review**

Dear Ms. Tran:

As requested, our office has reviewed the above referenced application for minor subdivision plan approval. The applicant submitted the following documents in support of this application:

1. Land Use Board Application for Subdivision, dated December 8, 2021.
2. Zoning Denial Letter, dated November 30, 2021.
3. Minor Subdivision Plan prepared by Richard E. Stockton, P.L.S., P.P., of Richard E. Stockton & Associates, Inc., dated December 16, 2021, consisting of one (1) sheet.

Based on our review of the submitted documents, we offer the following comments for the Board's consideration:

A. Project Description

The 14,375 square feet property is currently developed with an existing two-story single-family dwelling. The site is located in the Single Family Residential (R-1.01) Zone of the Borough with frontage along Grand Tour. With this application, the applicant is seeking minor subdivision and bulk variance approval to subdivide the property into two new lots. Proposed Lot 6.01 will contain 8,719 square feet with frontage on Grand Tour. Lot 6.02 will contain 5,656 square feet with frontage on Grand Tour. The applicant proposes to build a new dwelling on Proposed Lot 6.02, along with a driveway and a rear wooden deck. Lot 6.01 proposes a new parking area along the lot frontage.

B. Planning and Zoning

In accordance with Section 21-85 of the Ordinance existing/proposed bulk deficiencies are noted as follows:

R-1.01 Zone	Required	Existing	Proposed Lot 6.01	Proposed Lot 6.02
Min. Lot Size	5,000 SF	14,375 SF	8,719 SF	5,656 SF
Min. Lot Frontage	50'	125'	75'	50'



**Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board**

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R-1.01 Zone	Required	Existing	Proposed Lot 6.01	Proposed Lot 6.02
Min. Lot Depth	100'	115'	115'	115'
Min. Front Yard Setback	35'	28.9' ^(E)	28.9' ^(E)	35.1'
Minimum Rear Yard Setback	25'	52.7'	52.7'	25.1
Minimum Side Yard Setback	8' /12'	39.2'/56.4'	8.0'/ 39.2'	8'/12'
Maximum Building Height*	30' (32.5')	26'	26'	32.5'
Maximum Building Coverage	30%	6.1%	10.1%	23.8%
Maximum Lot Coverage	70%	12.7%	23.7%	46.2%

- (E) – Existing Non-conformity
- (C) – Calculated
- (W) – Waiver
- (V) – Variance
- NA – Not Applicable
- NS – Not Specified, the applicant shall confirm this dimension

*Per Schedule 1 of Section 21 of the Ordinance, where a dwelling is constructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half (2-1/2) feet.

1. The applicant shall provide testimony on the rear deck of Proposed Lot 6.02 and whether it is elevated or at ground level. This may affect the rear setback requirements if this is considered part of the principal structure.
2. To be entitled to bulk variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A. 40: 55D-70c for the bulk variances:
 - a. Positive Criteria. The applicant must prove either a hardship in developing the site in conformance to the zone standards due to exceptional narrowness, shallowness, or shape of the property; or due to exceptional topographic conditions or physical features uniquely affecting the property; or due to an extraordinary and exceptional situation affecting the property or its lawful existing structures. Alternatively, the applicant may satisfy the positive criteria by demonstrating that the variance relief will promote a public purpose as set forth in the Municipal Land Use Law (N.J.S.A. 40:55D-2) and thereby provide improved community planning that benefits the public and the benefits of the variance substantially outweigh any detriment.



**Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board**

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- b. Negative Criteria. The applicant must also show that the bulk variances can be granted without substantial detriment to the public good or substantially impairing the intent and purpose of the zone plan. This requires consideration of the impact of the proposed variances on surrounding properties and a determination as to whether or not the variance would cause such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

C. Technical Engineering Review

1. Table 4.4 of Section 5:21-4.14 of R.S.I.S. requires two (2) off-street parking spaces for a three-bedroom single family dwelling, and Section 21-65.14.C.1 of the Ordinance requires a minimum of two (2) off-street parking spaces for a residential dwelling, whereas two (2) off-street parking spaces have been provided for both proposed lots.
2. Section 21-65.14.C.3 of the Ordinance indicates that no required parking space shall be located closer to a street line than the right-of-way line, nor within 2 feet of the property line. The applicant shall confirm the distance between the driveway and parking areas of Proposed Lot 6.02 and the side property lines.
3. The proposed development will not disturb an area exceeding 1 acre, nor will it create more than a quarter acre of new impervious surfaces. Therefore, the project is not considered a “major development” as defined by NJAC. 7:8 and is not subject to the NJDEP Stormwater Management quantity, quality, and recharge requirements of a major development.
4. While the project is not considered a major development, the applicant is proposing to increase impervious coverage by approximately 3,115 square feet. The applicant shall provide testimony on the stormwater management measures provided and how the increase from pre- to post-development stormwater runoff will not have a negative impact on the site and downstream off-site stability affected by stormwater runoff.
5. The applicant has graded the property to follow the existing drainage patterns and drain towards the existing roadways. The applicant shall provide testimony on any adverse drainage impacts to the adjacent properties as a result of the proposed improvements.
6. The applicant shall provide testimony regarding the suitability of existing utility connections and/or additional utility connections or improvements necessitated by the subject application. All proposed utility improvements shall be shown on the plans including proper trench restoration.
7. A note shall be added to the plans indicating that all utilities are to be installed underground.
8. The applicant shall also be aware that a sanitary sewer connection fee must be paid prior to issuance of building permits.



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9. Caution shall be taken during construction within the sloped areas in excess of 15%.
10. Section 21-65.10A of the Ordinance indicates that all areas not devoted to structures, paving, or other required uses shall be appropriately graded, landscaped, and maintained in accordance with a landscaping plan approved by the Board. No landscaping has been provided as part of this application. The Board should determine if a landscaping plan is required.
11. Section 21-65.10B of the Ordinance indicates that if feasible in residential zones, street trees of at least two (2) to two and one-half (2-1/2) inch caliper will be required, planted a distance on center equivalent to no more than the width of their mature diameter. Where street trees are not appropriate because of views, existing vegetation, or other reason, the equivalent number of trees shall be located elsewhere on the lot. The Board should determine if street trees are required for this application.
12. The applicant implies that the subdivision is to be filed by map. The following items must be addressed so the plat is in conformance with the Map Filing Law including but not limited to:
 - a. Section 46:26.B-2.b.8 of the Map Filing Law requires a minimum of three corners distributed around the tract shall indicate coordinate values. This coordinate base needs to be either assumed or based on the New Jersey Plane Coordinate System and shown on the map.
 - b. Section 46:26.B-2.b.8 of the Map Filing Law requires all monumentation, including monuments found, set, and to be set, be clearly shown on the plat. Appropriate certification that monuments have been set, or will be set at a later date, shall be included on the plat.
 - c. A listing of owners within 200' shall be provided on the map.
 - d. All appropriate certifications as deemed necessary in Section 46:26.B-2.b of the Map Filing Law including but not limited to surveyor preparing the map, surveyor who prepared the boundary survey, municipal clerk, Planning Board, owner, and applicant, with appropriate titles, shall be provided on the plan.
13. Classification as a minor subdivision shall expire one hundred ninety (190) days from the date of approval unless within such period a plat in conformity with such approval and the provisions of the Map Filing Law, P.L. 1960, c. 141 (N.J.S.A. 46:23-9.9 et seq.), or a deed clearly describing the minor subdivision is filed by the developer with the County Recording Officer, the Borough Engineer, and the Borough Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the Chairman and Secretary of the Board. In reviewing the application for a minor subdivision, the Board shall be permitted to accept a plat not in conformity with the Map Filing Act, P.L. 1960, c. 141 (N.J.S.A. 46:23-9.9 et seq.), provided that, if the developer chooses to file the minor subdivision as provided herein by plat rather than deed, such plat shall conform with the provisions of said act.



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14. Should the application be approved, the applicant shall provide a written confirmation from the tax assessor that the lot numbering is acceptable prior to filing the deeds or plat.
15. Should the application be approved, the applicant shall provide a metes and bounds deed description for review by the Board Engineer, and the legal form to the Board Attorney for review and approval prior to filing.
16. The Board shall determine if Architectural Plans for Proposed Lot 6.02 are required for review. The applicant shall provide testimony on whether the proposed dwelling will be elevated and have garage parking underneath.
17. Construction details for all proposed improvements shall be provided and comply with the standards of the Borough Ordinance.
18. Approvals or waivers should be obtained from any agencies or departments having jurisdiction.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to testimony presented at the public hearing. If you have any questions regarding this matter, please do not hesitate to contact our office.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWH:KJO:DV

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)
Marianne Dunn, Zoning Officer (mdunn@middletownnj.org)
Rob Knox, Land Use Board Chairman (rknox@highlandsborough.org)
Annemarie Tierney, Land Use Board Vice Chairman (annemarie@liquidadvisors.com)
Richard E. Stockton, P.L.S., P.P., Applicant's Planner (rstocktonnj3@gmail.com)
Thomas Fahey, Applicant (teafahey@gmail.com)

FOSS, SAN FILIPPO & MILNE, LLC

Counselors at Law

ROGER J. FOSS
GREGORY R. MILNE†
JANE R. PATTWELL
JOHN B. ANDERSON, III
NJ & NY BARS

†CERTIFIED BY THE SUPREME
COURT OF NEW JERSEY AS
CIVIL TRIAL ATTORNEY

BRITTANY P. TARABOUR
JOHN C. TASSINI

OF COUNSEL
MARTIN A. MCGANN, JR.

PHILIP E. SAN FILIPPO
(RETIRED)
JOHN W. CHRISTIE
(RETIRED)

March 1, 2022

Via NJ Lawyers' Service
Borough of Highlands
Land Use Board
42 Shore Drive
Highlands, NJ 07732
ATTN: NANCY TRAN, Land Use Secretary

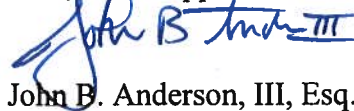
Re: Thomas Fahey
38 Grand Tour
Block: 14, Lot: 6
Highlands, NJ
Zone District: R-101
Our File Number: 9179.00001

Dear Ms. Tran:

This letter is being submitted in response to item 7 (on page 2) of T&M Associates' review letter dated January 18, 2022, a copy of which is enclosed.

Enclosed please find copies of Metes and Bounds Descriptions for each of the new, proposed Lots 6.01 and 6.02 on Block 14.

Very truly yours,
Foss, San Filippo & Milne, LLC



John B. Anderson, III, Esq.
For the Firm
janderson@fsfm-law.com

JBA:hs/encs./Ltr to Borough trans legal description
cc: Client (via email)
T&M Associates (w/encl.)

RICHARD E. STOCKTON & ASSOC., INC.
Surveying & Mapping<>Land Planning<>Construction Surveying
PO Box 124, Atlantic Highlands, New Jersey 07716
Phone: 732-872-2827 rstocktonnj3@gmail.com

Date: 02/28/22

Page: 1

Description: Lot 6.01 Block 14
Borough of Highlands
Monmouth County, NJ


Known and designated as Lot 6.01 Block 14 as shown on a Minor Subdivision Plan for Thomas Fahey, Lot 6 Block 14 Borough of Highlands, Monmouth County New Jersey, dated 09/30/2021. Said Lot more particularly described as follows;

BEGINNING at a point 240.2' southwesterly along the westerly line of Grand Tour, from the southwesterly intersection of Bay Street and Grand Tour. From said point running thence;

- 1 S 11° 30' 00" W 75.00' along the westerly line of Grand Tour, to a point, thence;
- 2 N 78° 30' 00" W 115.00' to a point on the easterly line of Lot 19.01, Block 779, Middletown TWP., thence,
- 3 N 11° 30' 00" E 75.00' along the easterly line of Lot 19.01, Block 779, Middletown TWP. to a point, thence;
- 4 S 79° 36' 41" E 84.49', along the southerly line of Lot 6.02, Block 14, to an angle point, thence;
- 5 S 75°25'41" E, 30.57' to the point and place of beginning.

AREA: 8719 SF
0.200 ACRES

Said Description is based on a Survey by Richard E. Stockton & Associates, Dated 5-20-21.



Ronald L. Trinidad
Professional Land Surveyor
NJ License No. 43370
File: (P-8158.1des)

RICHARD E. STOCKTON & ASSOC., INC.
Surveying & Mapping<>Land Planning<>Construction Surveying
PO Box 124, Atlantic Highlands, New Jersey 07716
Phone: 732-872-2827 rstocktonnj3@gmail.com

Date: 02/28/2022

Page: 1

Description: Lot 6.02 Block 14
Borough of Highlands
Monmouth County, NJ

Known and designated as Lot 6.02 Block 14 as shown on a Minor Subdivision Plan for Thomas Fahey, Lot 6 Block 14 Borough of Highlands, Monmouth County New Jersey, Dated 09/30/2021. Said Lot more particularly described as follows;

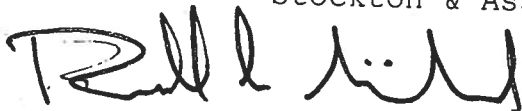
BEGINNING at an iron pipe found 190.2' southwesterly along the westerly line of Grand Tour, from the southwesterly intersection of Bay Street and Grand Tour. From said point running thence;

- 1 S 11° 30' 00" W 50.00' along the westerly line of Grand Tour, to a point, thence;
- 2 N 75° 25' 41" W 30.57' to an angle point, thence,
- 3 N 79° 36' 41" W 84.49' to a point in the easterly line of Lot 19.01, Block 779, Middletown TWP. to a point, thence;
- 4 N 11°30'00" E, 50.00' to a point, thence;
- 5 S 78° 30' 00" E 115.00', along the southerly line of Lot 7, Block 14, to the iron pipe at the point and place of beginning.

AREA: 5656 SF

0.129 ACRES

Said Description is based on a Survey by Richard E. Stockton & Associates, Dated 5-20-21.



Ronald L. Trinidad
Professional Land Surveyor
NJ License No. 43370
File: (P-8158.2des)

EASTERN CIVIL ENGINEERING, LLC

Civil Engineering – Surveying & Mapping – Land Use Planning – Site Design
31 Grand Tour, Highlands, NJ 07732 – Phone/Fax: 732.872.7736

February 25, 2022

Mr. Thomas Fahey
7 Ballinswood Road
Atlantic Highlands, NJ 07716

From the Desk of:
ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
Professional Planner

Re: Proposed Minor Subdivision
Block 14 Lot 6, # 38 Grand Tour
Highlands Borough, Monmouth Co., NJ
Project No. 2202047

Dear Mr. Fahey:

This is to advise that I have reviewed the subject property and can confirm that freshwater wetlands are not present at this site as requested by the Land Use Board Engineer's 1-18-22 project review letter.

The project site consists of an existing single-family residential property known as Lot 6 in Block 14 and more commonly known as #38 Grand Tour in Highlands Borough. The site has an existing single-family dwelling with an existing concrete driveway for off-street parking and the remainder of the property is presently maintained lawn and landscaped areas with only a few deciduous and ornamental trees.

As outlined at NJAC 7:7E-3.27, freshwater wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of hydrophytic vegetation. Useful indicators of wetlands areas are usually identified and mapped on the following: i) National Wetlands Inventory Maps produced by the U.S. Fish and Wildlife Service; ii) Coastal wetland maps, pursuant to the Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et seq.) prepared by the DEP; and iii) Freshwater wetland maps prepared by DEP. Generalized locations of some wetland types may also be found in county soil surveys prepared by the U.S. Department of Agriculture, Soil Conservation Service. None of these resources indicate the potential presence for freshwater wetlands at the subject property.

Project-specific field investigation provides the best useful indicator to the presence or absence of wetlands and definitive wetland limits utilizing the USEPA three-parameter approach (hydrology, soils and vegetation) as outlined in the Federal Wetland Delineation Manual and as specified at NJAC 7:7A-1.3 of the Department's Freshwater Wetlands Protection Act Rules.

With this background, we conducted a project-specific field visit on 2-25-22 to inspect for three parameters: presence or absence of groundwater hydrology; hydric soils; and hydrophytic vegetation, where specifically we found that none of the required three parameters are present on or near the subject property. In fact, a review of the Monmouth County soil survey data indicates site soils to be PhbE – Phalanx loamy sands, which are classified as HSG A soil types that are well drained, where typically depth to groundwater ranges between 48" to 118" below

To: Mr. Thomas Fahey

February 25, 2022

Page 2 of 2

Re: Proposed Minor Subdivision
Block 14 Lot 6, # 38 Grand Tour
Highlands Borough, Monmouth Co., NJ
Project No. 2202047

grade, if encountered at all. And, in addition to the maintained lawn and landscaped area, the dominant species for the few existing trees at the site were determined to be black locust, white oak with a couple of holly trees and a couple of ornamental maple trees, which all are not typical wetland vegetation species.

Please feel free to contact this office if you should have any questions, comments, or if you require additional information with regard to any of the items contained herein, the regulatory review process, or with regard to anything in general pertaining to your project.

Very truly yours,
EASTERN CIVIL ENGINEERING, LLC

ANDREW R. STOCKTON
Professional Engineer & Land Surveyor
For the Firm

cc. Derek Debree
John B. Anderson III, Esq.
Nancy Tran, Highlands Land Use Board
Edward W. Herman PE/PP, Board Engineer

EASTERN CIVIL ENGINEERING, LLC

31 Grand Tour, Highlands NJ 07732 – Phone/Fax: 732.872.7736



HGPB- R1890

January 18, 2022

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

Via Email (ntran@highlandsborough.org)

**Re: Fahey Residence
38 Grand Tour
Block 14, Lot 6
R-1.01 Zone
Minor Subdivision
First Completeness Review**

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations section entitled Part 3, Subdivision and Site Plan Review, Article VI, Application Procedure, and Article VIII, Plat and Plan Details, section 21-58.A – Minor Subdivision Plat.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application for Subdivision, dated December 8, 2021.
2. Zoning Denial Letter, dated November 30, 2021.
3. Minor Subdivision Plan prepared by Richard E. Stockton, P.L.S., P.P., of Richard E. Stockton & Associates, Inc., dated December 16, 2021, consisting of one (1) sheet.

The following information was reviewed for completeness purposes pursuant to Ordinance Section 21-58.A:

Minor Subdivision Plat: The plat shall be prepared to scale, based on a current survey or some other similarly accurate base, at a scale of not less than one (1) inch equals one hundred (100) feet, to enable the entire tract to be shown on one (1) sheet. The plat shall be signed and sealed by a licensed New Jersey Land Surveyor and shall show or include the following information:

1. A key map at a scale of not less than 1" = 400' showing the location of that portion which is to be subdivided in relation to the entire tract and the surrounding area. **Provided.**
2. All existing structures, wooded areas and topographical features, such as slump blocks, within the portion to be subdivided and within seventy-five (75) feet thereof. **Provided.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Provided.**
4. The Tax Map sheet, block and lot numbers. **Provided.**
5. All streets or roads and streams within seventy-five (75) feet of the subdivision. **Provided.**
6. Location of existing streets, and existing and proposed property lines, lot sizes, and areas. **Provided.**



**Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board**

**Re: Fahey Residence
38 Grand Tour
Block 14, Lot 6
R-1.01 Zone
Minor Subdivision
First Completeness Review**

7. Metes and bounds descriptions of all new lot and property lines. **Not provided. Metes and bounds descriptions for the new lots shall be provided.**
8. Existence and location of any utility or other easement. **Provided.**
9. Setback, side line and rear yard distances and existing structures. **Provided.**
10. The name and address of the person preparing the plat, the graphic scale, date of preparation and reference meridian. **Provided.**
11. Certification from the Tax Collector that all taxes and assessments for local improvements on the property have been paid up to date. **Provided.**
12. Certification statement for the required municipal signatures, stating: **Provided.**
 - o Application No. _____ approved/disapproved by the Highlands Borough Planning Board/Board of Adjustment as a Minor Subdivision on _____.
(date)

Chairman

Secretary

13. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
14. Zone district boundary lines, if any, on or adjoining the property to be subdivided and a schedule indicating the required minimum lot area, lot width, lot depth and front, rear and side yards of each zone district located on the property. **Provided.**
15. A wetlands statement provided by a qualified expert. **Not provided. Applicant shall provide prior to public hearing.**
16. The Board reserves the right to require a feasible sketch plan layout of remaining land not being subdivided if it is deemed necessary. **Not applicable.**
17. A lot grading plan, to be reviewed by the Borough Engineer, if required. **Provided.**



**Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board**

**Re: Fahey Residence
38 Grand Tour
Block 14, Lot 6
R-1.01 Zone
Minor Subdivision
First Completeness Review**

At this point, adequate information has been provided for us to perform a technical review and fee calculation for the application.

UPON CONFIRMATION FROM THE BOARD SECRETARY THAT THE BALANCE OF ALL APPLICATION AND ESCROW FEES HAS BEEN DULY POSTED, THE FOLLOWING SHALL OCCUR:

1. The application shall be deemed **COMPLETE**.
2. The Board Engineer shall commence the technical review.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER

EWH:KJO:DV

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)
Marianne Dunn, Zoning Officer (mdunn@middletownnj.org)
Richard E. Stockton, L.S., P.P., Applicant's Planner (rstocktonnj3@gmail.com)
Thomas Fahey, Applicant (teafahey@gmail.com)



HGPB- R1890

January 18, 2022

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
42 Shore Drive
Highlands, New Jersey 07732

Via Email (ntran@highlandsborough.org)

**Re: Fahey Residence
38 Grand Tour
Block 14, Lot 6
R-1.01 Zone
Minor Subdivision
Fee and Escrow Calculation**

Dear Ms. Tran,

As requested, we have reviewed the above-referenced application in accordance with the Borough of Highlands Land Use Regulations Part 6 - Fee Schedule.

The applicant submitted the following documents in support of this application:

1. Land Use Board Application for Subdivision, dated December 8, 2021.
2. Zoning Denial Letter, dated November 30, 2021.
3. Minor Subdivision Plan prepared by Richard E. Stockton, P.L.S., P.P., of Richard E. Stockton & Associates, Inc., dated December 16, 2021, consisting of one (1) sheet.

Please note the following fee calculations:

1. **Application fee: \$525.00**
2. **Escrow fee: \$1,050.00**

The applicant shall post the balance of fees.

Should you have any questions or require any additional information, please call.

Very truly yours,

T&M ASSOCIATES

EDWARD W. HERRMAN, P.E., P.P., C.M.E., C.F.M.
LAND USE BOARD ENGINEER



**Le: Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board**

**Re: Fahey Residence
38 Grand Tour
Block 14, Lot 6
R-1.01 Zone
Minor Subdivision
Fee and Escrow Calculation**

EWH:KJO:DV

cc: Michael Muscillo, Borough Administrator (mmuscillo@highlandsborough.org)
Ron Cucchiaro, Esq., Land Use Board Attorney (RCucchiaro@weiner.law)
Marianne Dunn, Zoning Officer (mdunn@middletownnj.org)
Richard E. Stockton, L.S., P.P., Applicant's Planner (rstocktonnj3@gmail.com)
Thomas Fahey, Applicant (teafahey@gmail.com)

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HGPB-R1890

DETERMINATION OF FEES

38 Grand Tour
Block 14, Lot 6

A. APPLICATION FEES (Ord. 21-107)

A. Variances

3. Residential "c" (minimum front yard)

1 EA \$ 125.00 \$ 125.00

B. Subdivisions

2. Minor

1 EA \$ 400.00 \$ 400.00

B. ESCROW FEES (Ord. 21-108)

B. Escrow Deposits (twice Application Fee; Minimum \$750)

1 LS \$ 1,050.00 \$ 1,050.00

Application fees subtotal \$ 525.00

Escrow fee subtotal \$ 1,050.00

Total \$ 1,575.00



Borough of Highlands
42 Shore Drive
Highlands, NJ 07732
Phone: (732) 872-1224
Fax: (732) 872-0670
www.highlandsborough.org

Application For 200-foot Certified Clerk's List

Property Information

Address 38 Grand Tour Block # 14
City: Highlands State: NJ Zip: 07732 Lot # 6

Requester's Information

Name Derek DeBree
Phone # [REDACTED] Email: derek.debree@fo+roach.com
Street 4 Serpentine Dr. City Highlands Zip 07732

I hereby request a list of property owners within 200 feet of the above referenced block and lot.

Enclosed is a check in the amount of ten dollars (\$10.00) which is the fee for the list. If there is more than one (1) block and lot number, the fee is ten dollars (\$10.00) per block and lot number.

Kindly make checks payable to the Borough of Highlands and please send requests to the Borough Clerk's attention.

Sign: [Signature] Date: 1/27/22

For Official Use Only

Fee Paid \$10 ck# 593 Date Received 1/27/2022
Pick Up _____ E-Mailed _____



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RECEIVED
DEC 09, 2021
LAND USE BOARD

Date Issued: July 30, 2021.

CERTIFICATION OF 200-FOOT LIST
BLOCK[s] 14 LOT [s] 6

PROPERTY LOCATION: 38 Grand Tour

TO THE BEST OF MY KNOWLEDGE this is a true and accurate list, as of this date, taken from the most current tax records of the Borough of Highlands, NJ.

The addresses on this list are pertinent to the Borough of Highlands exclusively. If the subject property is within 200 feet of a neighboring municipality, you MUST contact that municipality, to obtain a listing of any properties that may be inclusive in the 200 foot perimeter. THIS LIST IS VALID FOR 90 DAYS.

Michelle Hutchinson, Municipal Clerk

7/30/2021 1:43 PM

* If you are located within 200 feet of a State Highway, you **MUST** notify the NJ Department of Transportation:

NJ Dept. of Transportation
1035 Pkwy Avenue
PO Box 600
Trenton, NJ 08625

*If you are within 200 feet of a County owned road, you **MUST** notify the Monmouth County Planning Board:

Monmouth County Planning Board
Hall of Records Annex 2nd Floor
One East Main St.
PO Box 1255
Freehold, NJ 07728

1332-779-19.01
COUNTY OF MONMOUTH
805 NEWMAN SPRINGS RD
LINCROFT NJ 07738

1332-779.01-57
MAGER WARREN & HILLARY
1 MOUNTAIN ST
HIGHLANDS NJ 07732

1319-16-2.04
CHANDLER MICHAEL D & HOUSTON KATH
PO BOX 143
NAVESINK NJ 07752

1319-16-3.02
STOCKTON ANDREW & RACHEL
31 GRAND TOUR
HIGHLANDS NJ 07732

1319-17-6.01
BELICOSE WHITNEY & BORDEN RONALD
7 CHESTNUT STREET
HIGHLANDS NJ 07732

1319-17-7
HAUG MARY-ELISE
5 CHESTNUT STREET
HIGHLANDS NJ 07732

1319-16-3.01
LINKIN-WILLIAMS MARGARET
33 GRAND TOUR
HIGHLANDS NJ 07732

1319-17-8
DOMINGUEZ CAROL
3 CHESTNUT STREET
HIGHLANDS NJ 07732

1319-15-1
DOHERTY DOROTHY M
47 GRAND TOUR
HIGHLANDS NJ 07732

1319-17-9
ANDERSEN ROGER
1 CHESTNUT STREET
HIGHLANDS NJ 07732

1319-15-2
PATRIARCA BRUNO A. & MARIA
84 ARMSTRONG DRIVE
CLARK NJ 07066

1319-19-26
SEDLAK KENNETH D.
49 GRAND TOUR
HIGHLANDS NJ 07732

1319-14-7
WALLACE CHRISTOPHER
42 GRAND TOUR
HIGHLANDS NJ 07732

1319-17-5.01
VALENTI L. & LORTSCHER M. JT TENANTS
11 CHESTNUT STREET
HIGHLANDS NJ 07732

1319-14-8.01
CORDASCO CHRISTOPHER G
46 GRAND TOUR
HIGHLANDS NJ 07732

1319-17-5.02
VENERUS DAVID
9 CHESTNUT STREET
HIGHLANDS NJ 07732

1319-14-8.02
LEICHTER RICHARD
48 GRAND TOUR
HIGHLANDS NJ 07732

1319-16-2.05
GERALD & KATHLEEN HOY H/W
37 GRAND TOUR
HIGHLANDS NJ 07732

1319-14-3.011
SICILIANO EDWARD & NELSON JENNIFER
30 GRAND TOUR
HIGHLANDS NJ 07732

1319-18-2.02
NUCCIO ANDREW & HOLLEY
173 SMITH STREET
FAIR HAVEN NJ 07704

1319-14-3.012
BULLOCK BRETT & CHRISTINE
516 8 TH AVENUE UNIT B
BELMAR NJ 07719

1319-14-8.03
GOANOS LARRY & ILONA
50 GRAND TOUR
HIGHLANDS NJ 07732

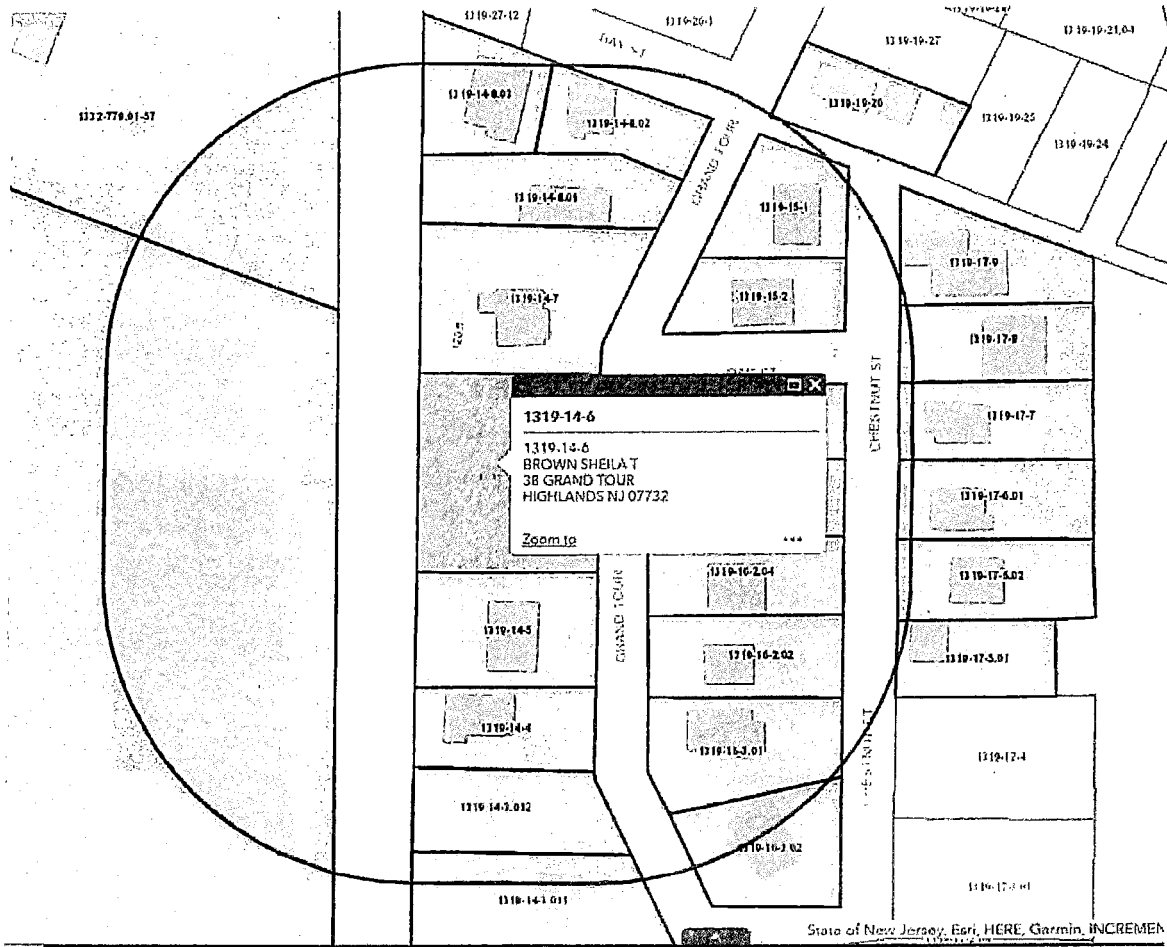
1319-14-4
HORAN RAY & JERRI
34 GRAND TOUR
HIGHLANDS NJ 07732

1319-14-5
HINES RICHARD L.
5302 COVEVIEW COURT
GREENSBORO NC 27407

1319-14-6
BROWN SHEILA T.
38 GRAND TOUR
HIGHLANDS NJ 07732

1319-16-1
KENNEDY STEPHEN & SUSAN
41 GRAND TOUR
HIGHLANDS NJ 07732

RECEIVED
DEC-09, 2021
LAND USE BOARD



State of New Jersey, Esri, HERE, Garmin, INCREMENTAL

RECEIVED
 DEC-09, 2021
 LAND USE BOARD

You must also notify all utilities located within the 200-foot range of the subject property:

JCP&L

300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY

Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY

Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS

One Verizon Way
Basking Ridge, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY,

Brian Rischman P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

NEW JERSEY NATURAL GAS COMPANY

Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY

Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

RECEIVED
DEC-09, 2021
LAND USE BOARD

November 30, 2021

Thomas Fahey
7 Ballinswood Road
Atlantic Highlands, NJ 07716

RE: 38 Grand Tour
Block 14, Lot 6

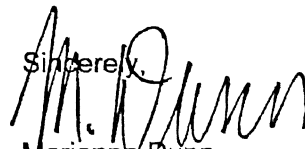
Please be advised that the above referenced application to subdivide the lot, creating two building lots, has been reviewed for compliance with the Borough of Highlands Zoning Ordinance. The property is located in the R-101 zone.

The following approvals will be necessary:

#21-55 **Minor subdivision**

To proceed with an application/appeal of this decision to the Land Use Board, please contact the Nancy Tran, Board Secretary at 732-872-1224. Should you have any questions, feel free to contact me at 732-615-2278.

Sincerely,



Marianne Dunn
Zoning Officer

C: Land Use Board

RECEIVED
DEC-09, 2021
LAND USE BOARD