



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

ORDINANCE O-25-10

AMENDING CHAPTER 21 (ZONING AND LAND USE REGULATIONS), PART I (GENERAL PROVISIONS), ARTICLE II (DEFINITIONS), SECTION 21-8 (DEFINITIONS) AND CHAPTER 21 (ZONING AND LAND USE REGULATIONS), PART IV (ZONING), ARTICLE XIV (ESTABLISHMENT OF DISTRICTS), SECTION 21-84B (STEEP SLOPES AND SLUMP BLOCKS) OF THE BOROUGH CODE OF THE BOROUGH OF HIGHLANDS

WHEREAS, the Borough of Highlands has determined that it is in the best interest of the Borough to update certain sections of the Borough Code as it pertains to the definition and development standards that pertain to steep slopes.

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of Highlands as follows:

SECTION I. Borough Code Chapter 21 (Zoning and Land Use Regulations), Part I (General Provisions), Article II (Definitions), Section 21-8 (Definitions) is hereby amended to change the definition of "Steep Slopes" to read as follows: (All additions are shown in **bold italics with underlines**. The deletions are shown as ~~strikeovers in bold italics~~.):

STEEP SLOPES

Slopes greater than ~~twenty (20%)~~ **fifteen (15%)** percent, to be developed in accordance with subsection ~~21-65.21~~ **21-84B**.

SECTION II. Borough Code Chapter 21 (Zoning and Land Use Regulations), Part IV (Zoning), Article XIV (Establishment of Districts), Section 21-84B (Steep Slopes and Slump Blocks) is hereby amended as follows: (All additions are shown in **bold italics with underlines**. The deletions are shown as ~~strikeovers in bold italics~~.):

A. – C. – No change.

D. Application review and standards of approval.

1. No change.

2. The Borough Engineer shall thereafter approve only those applications where the proposed work or disturbance will:

a. - k. No change.

I. Where tree removal is proposed in a manner that does not compromise the slope, leave a remaining tree stump between 3 to 4 feet above grade in order to maintain the existing root system and prevent future slope movement.

3. – 5. No change.

E. Lot size, development density, lot coverage and disturbance. To meet the purposes, goals and standards set forth in this section, in areas of slopes greater than 15%, the applicable provisions of this chapter relating to minimum lot sizes and density of development, and maximum percentage of lot coverage, shall be modified, and limitations including maximum impervious surfaces and maximum lot disturbance shall be added as follows:

1. – 2. No change.

3. ~~The maximum impervious surface area permitted in slope areas shall be determined by multiplying the total land area in various slope categories by the following percentages and totaling the results:~~

Slopes	Percentage
30% or greater	10%
20% but less than 30%	15%
15% but less than 20%	25%
Less than 15%	35%

4. The maximum lot disturbance shall be no greater than 130% of the maximum ~~impervious surface~~ lot coverage permitted for the lot.

5. – 7. No change.

F. – J. No change.

SECTION III. SEVERABILITY.

If any section, subsection, sentence clause or phrase of the ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of the ordinance, which shall otherwise remain in full force and effect.

SECTION IV. REPEALER.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION V: EFFECTIVE DATE.

This Ordinance shall take effect after final passage as provided by law.

First Reading and Set Hearing Date for O-25-10:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

This is a Certified True copy of the Original Ordinance on file in the Municipal Clerk’s Office.

DATE OF VOTE: May 7, 2025

Nancy Tran, Municipal Clerk
Borough of Highlands

Public Hearing for O-25-10:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

This is a Certified True copy of the Original Ordinance on file in the Municipal Clerk’s Office.

DATE OF VOTE: May 21, 2025

Carolyn Broullon, Mayor

Nancy Tran, Municipal Clerk
Borough of Highlands