

BOROUGH OF HIGHLANDS, N. J.

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HISTORIC "TWIN LIGHTS"

CAROLYN BROULLON
MAYOR

MICHAEL F MUSCILLO, MPA
BOROUGH ADMINISTRATOR

NANCY TRAN
MUNICIPAL CLERK

November 4, 2025

Nancy Tran, Borough Clerk
Borough of Highlands
151 Navesink Ave.
Highlands, New Jersey 07732

**Re: SCENIC HIGHLANDS OWNER LLC TO BE QUALIFIED AS AN URBAN RENEWAL
ENTITY (the "Entity")
LONG TERM TAX EXEMPTION APPLICATION**

Dear Ms. Tran:

In accordance with the requirements of the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the "**Long Term Tax Exemption Law**"), I have received the application, financial agreement and related documents submitted by the Entity for the redevelopment of the property identified as Block 105.107, Lot 1.1 on the official tax map of the Borough of Highlands (the "**Borough**"). The Entity proposes to construct a residential project including approximately (i) 292 rental units including a 15% set aside for affordable units; and (ii) associated infrastructure improvements, parking, clubhouse, and amenity spaces (the "**Project**"). The Project will provide short and long term economic development advantages to the Borough since it will create a number of construction and permanent jobs in the Borough, and it will lead to the utilization of property that is currently underutilized.

I believe the Project is a desirable and beneficial improvement in the Borough. Therefore, I recommend that the Long Term Tax Exemption application be favorably considered by the Borough Council for the Entity, provided that all legal prerequisites have been met.

Sincerely yours,

Carolyn Broullon, Mayor

cc: Frances McManimon, Esq.