

PADULA LAW GROUP — LLC —

Dustin F. Glass, Partner
dglass@padulalawgroup.com
908 569 1990 main
908 530 2922 direct

ATTORNEY WORK PRODUCT MEMORANDUM

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

TO: Nancy Tran, Borough Clerk
C: Kate Maloney, Land Use Board Secretary
FROM: Dustin F. Glass, Esq., Counsel for the Highlands Land Use Board
DATE: August 13, 2026
RE: Review of Ordinance No. O-26-20 (Amendment to Amended Central Business District Redevelopment Plan)

Ordinance No. O-26-20 was introduced by the Governing Body on July 15, 2026 and referred to the Highlands Land Use Board, in its capacity as a Planning Board, for a consistency review in accordance with *N.J.S.A. 40:55D-26a*.

Please be advised that on August 13, 2026, the Land Use Board, in its capacity as a Planning Board, reviewed proposed Ordinance No. O-26-20, amending the Amended Central Business District Redevelopment Plan, dated August 21, 2024, to facilitate redevelopment within the Redevelopment Area (Central Business District/Bay Avenue Corridor).

Pursuant to *N.J.S.A. 40:55D-26a* of Municipal Land Use Law, the Board reviewed Ordinance No. O-26-20 and unanimously found that the proposed Ordinance is not substantially inconsistent with the Master Plan with no comments.

Please do not hesitate to contact me if you have any questions or concerns.