

**MUNICIPALITY OF THE BOROUGH OF ATLANTIC HIGHLANDS PLANNING BOARD**  
**CONSISTENCY REPORT PURSUANT TO N.J.S.A. 40:55D-26**

**WHEREAS**, pursuant to N.J.S.A. 40:55D-64, the Governing Body of a Municipality shall refer any proposed zoning ordinance or amendment thereto to its Planning Board prior to hearing on the adoption of such zoning ordinance or amendment; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-26, the Planning Board shall make and transmit to the Governing Body a report with respect to such zoning ordinance or amendment thereto including identification of any provisions in the proposed Development Regulation, revision or amendment which are inconsistent with the Master Plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate; and

**WHEREAS**, the Governing Body has submitted to the Planning Board a proposed ordinance amendment entitled, "**ORDINANCE 15 -2023, AN ORDINANCE OF THE BOROUGH OF ATLANTIC HIGHLANDS, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY AMENDING CHAPTER 150 DEVELOPMENT REGULATIONS TO FURTHER REGULATE DEVELOPMENT AND DESIGN IN THE CBD CENTRAL BUSINESS DISTRICT AND HBD HISTORIC BUSINESS DISTRICT**" pursuant to the aforesaid statutory requirements; and

**WHEREAS**, the Planning Board conducted a meeting on **NOVEMBER 2, 2023** due notice of said meeting having been given in accordance with New Jersey Statutes, the Open Public Meetings Act and the Municipal Land Use Law and a quorum of the Planning Board being present, the Board reviewed and considered the proposed amendments to the Zoning Ordinance to determine their consistency with the Master Plan and Re-Examination Report, the Planning Board does hereby make the following report to the Governing Body of the Municipality:

1. The proposed Development Regulation revision or amendment thereto reviewed is entitled as set forth above.
2. The purpose of the proposed Development Regulation revision or amendment is to: **TO FURTHER REGULATE DEVELOPMENT AND DESIGN IN THE CBD CENTRAL BUSINESS DISTRICT AND HBD HISTORIC BUSINESS DISTRICT IN ORDER TO MORE CLOSELY PROMOTE THE SPECIFIC OBJECTIVES OF THE MASTER PLAN INCLUDING (1) LIMIT FUTURE DEVELOPMENT AND POPULATION DENSITY; (2) ENCOURAGE STRUCTURAL AND AESTHETIC IMPROVEMENTS IN THE BUSINESS AND ENTERTAINMENT DISTRICTS TO STRENGTHEN THEIR COMMERCIAL ATTRACTION, PROMOTE A VIABLE ECONOMIC BASE, AND EXPAND THE CHOICE OF GOODS, SERVICES AND EMPLOYMENT AVAILABLE WITHIN THE BOROUGH; (3) RETAIN THE SMALL-TOWN RESIDENTIAL CHARACTER WHILE CONTINUING TO THRIVE AS AN ACTIVE, LIVABLE WATERFRONT COMMUNITY.**
3. The proposed Development Regulation revision or amendment is

**(X)** consistent, ( ) inconsistent, with the Master Plan of the Municipality. The inconsistent provisions are:

4. The Planning Board makes the following recommendations as to such other matters as the Planning Board deems appropriate:

**NOW, THEREFORE BE IT RESOLVED** by the Planning Board on this **2ND** day of **NOVEMBER, 2023** that the within report be transmitted to the Governing Body of the Municipality forthwith.

OFFERED BY: Ms. Majewski

SECONDED BY: Mr. Krupinski

ROLL CALL:

Yes: Councilman Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Dr. Zuzulock, Ms. Walter, Vice Chair Neff, Chair McGoldrick

No: None

Abstain: None

Absent: Mr. Boms, Mr. Caccamo, Mr. Kurdes, Mr. Berth

I HEREBY CERTIFY that the above is a true and exact copy of the report adopted by the Planning Board of the Municipality of at its meeting held on **NOVEMBER 2, 2023**.

Dated:

  
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Nancy Tran, Secretary  
Borough of Atlantic Highlands Planning Board