

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF ATLANTIC
HIGHLANDS ADOPTING MASTER PLAN REEXAMINATION REPORT**

WHEREAS, the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. confers upon the local Planning Board jurisdiction to prepare adopt and amend a Master Plan with a component or the components thereof, pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, N.J.S.A. 40:55D-89 requires that the Governing Body shall, at least every ten (10) years, provide for a general reexamination of it's Master Plan and Development Regulations by the Planning Board, which shall prepare and adopt by Resolution a report on the findings of such reexamination; and

WHEREAS, pursuant to N.J.S.A. 40:55D-89 the Reexamination Report shall state:

a. The major problems and objectives relating to land development in the Municipality at the time of the adoption of the last Reexamination Report.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or Development Regulations last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and Municipal policies and objectives.

d. The specific changes recommended for the Master Plan or Development Regulations, if any, including underlying objectives, policies and standards or whether a new plan or Regulation should be prepared.

e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "local, redevelopment and housing law",

into the Land Use Plan Element of the Municipal Master Plan and recommended changes if any, in the local Development Regulations necessary to effectuate the redevelopment plans of the Municipality; and

WHEREAS, pursuant to Statute, the Borough of Atlantic Highlands adopted it's last comprehensive Master Plan in 2007 and has subsequently adopted Master Plan amendments in 2008 and 2010; and

WHEREAS, in 2016 the Governing Body and the Planning Board determined that it is appropriate to conduct a reexamination of the Master Plan in conjunction with updating the Master Plan: and

WHEREAS, the Planning Board appointed a subcommittee to perform the reexamination, review and updating of the Master Plan with its planning consultants Thomas Planning Associates; and

WHEREAS, the Planning Board subcommittee and planning consultants have prepared and submitted a Reexamination Report dated January 23, 2018 for consideration by the Planning Board including their review and recommended updating of the Master Plan, which is currently in progress, along with recommended changes to the Zoning Ordinance in order to comply with the statutory requirements; and

WHEREAS, the Planning Board has reviewed the proposed Master Plan Reexamination Report which has been prepared by the Planning Board's professionals with the assistance of Planning Board Subcommittee; and

WHEREAS, the Planning Board considered the Master Plan Reexamination Report at its meeting conducted on February 8, 2018; and

WHEREAS, the Planning Board has heard the presentation of its professionals and having heard any comments of interested parties or citizens present, and having considered all of the foregoing, the Planning Board has made the following findings of facts and conclusions:

1. The Planning Board has received and reviewed the following documents:

Master Plan Reexamination Report prepared by Thomas Planning Associates, P.O. Box 363, Brielle, New Jersey 08730 dated January 23, 2018.

2. The Planning Board finds that the Reexamination Report includes a review of the Statutorily required reexamination areas as set forth in N.J.S.A. 40:55D-89. More particularly the Reexamination Report contains a section stating the major problems and objectives relating to land development in the Borough of Atlantic Highlands at the time of the adoption of the last Reexamination Report. The Planning Board finds that this section of the Reexamination Report accurately reflects the major problems and objectives at the time of the adoption of the last Reexamination Report.

3. The Planning Board further finds that the Reexamination Report includes a statement as to the extent to which such problems and objectives have been reduced or increased and the Planning Board finds that it agrees with the suggested changes to the objectives and assumptions of the prior documents and agrees with the recommendations as set forth therein.

4. The Planning Board finds that the Reexamination Report includes a statement as to the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan and Development Regulations. The Planning Board finds that this Section of the Reexamination Report accurately reflects the significant changes in the assumptions, policies and objectives forming the basis for the Master Plan and Development Regulations.

5. The Planning Board finds that the Reexamination Report addresses the specific changes recommended for the Master Plan and Development Regulations.

6. The Planning Board further finds that the Reexamination Report does address recommendations concerning the incorporation of redevelopment plans and any areas that require investigation as possible "areas in need of development" at this time.

7. As a result of all of the foregoing, the Planning Board finds that the Master Plan Reexamination Report meets

the requirements of N.J.S.A. 40:55D-89 and should be adopted by this Resolution.

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Atlantic Highlands, in the County of Monmouth and State of New Jersey on this 8th day of February, 2018 that the Master Plan Reexamination Report for the Borough of Atlantic Highlands be and is hereby adopted.

BE IT FURTHER RESOLVED, that the Master Plan Reexamination Report, as applicable, shall take affect immediately.

BE IT FURTHER RESOLVED, that a public notice of this action shall be published in the official newspaper of the Borough as required by law within ten (10) days of the date of the adoption of this Resolution.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the Master Plan Reexamination Report shall be provided to the Office of Planning Advocacy and the Monmouth County Planning Board by personal service or by certified mail not more than thirty (30) days from the date hereof.

BE IT FURTHER RESOLVED, that a notice of the adoption of this Resolution and the Master Plan Reexamination Report shall be provided to the Municipal Clerk of any adjoining Municipality and to any Military Facility Commander who has registered with the Borough in accordance with N.J.S.A. 40:55D-12.4

OFFERED BY: Dr. Cetron

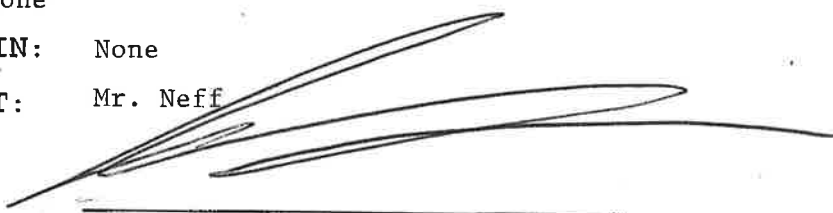
SECONDED BY: Mr. Fligor

ROLL CALL: Mr. Illiano, Mr. Fligot, Mr. Hawley, Mr. Caccamo, Dr. Cetron
Mr. Colangelo, Ms. Hoffman, Mrs. Murray, Mr. Pepe,
YES:

NO: None

ABSTAIN: None

ABSENT: Mr. Neff



Chairperson, Planning Board
Borough of Atlantic Highlands

I certify that the above is a true and exact copy of the Resolution adopted by the Planning Board of the Borough of Atlantic Highlands at its meeting held on February 8, 2018.

Butt Maul

**Secretary, Planning Board
Borough of Atlantic Highlands**