

HIGHLANDS BUSINESS PARTNERSHIP, INC.
District Management Corporation for the Highlands
Business Improvement District (BID)

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SPECIAL Meeting of the Board of Directors
May 25, 2011 7PM
Original Oyster Restaurant, 1 Willow Street, Highlands, NJ 07732

NOTICED VIA TELEPHONE – Email - 24 HOUR NOTICE REQUIRED

HBP President, Carla Cefalo Braswell, called the HBP 2011 Special meeting public session of the Board of Directors to order at 7:00pm. The meeting was held at the Original Oyster Restaurant, One Willow Street, Highlands, NJ. The special meeting notice announcement was read into the record.

Meeting Attendance: P = Present A = Absent	
AJ Solomon - A	L. Cervantes - A
C. Cefalo-Braswell - P	L. Colby - P
D. Lentz - P	M. Takian - A
F. Nolan (Mayor/Planning Board Liaison) - P	N. Burton - P
J. Bollerman - P	R. Kane (Council Liaison) - P
J. Cosgrove - P	R. Lee - P
J. Filip - P	W. Weber - A
	Resident – Helen Maresca - P

Also in attendance was Ken Braswell.

Councilwoman Kane requested that the entire report be read aloud in an effort for a full open discussion. Carla Cefalo read the Zoning Recommendation report compiled by the HBP Economic Development Committee, titled Highlands, Yesterday, Today & Tomorrow. HBP also provided one copy of a bound book of approx 100 pertinent photos.

Mayor Nolan was pleased with the professionalism of the report and the amount of time spent compiling the data. Carla read an email into the record from HBP member, Christian Lee. The email was taken into consideration and HBP will address Council via written request for Stymies property for parking. Also discussed from the email was the fact that HBP omitted an important fact that the current uses in the PB zone obviously don't work anymore. The board should recommend rezoning the PB zone to the B-2 overlay zone, while also allowing single family residences since there are several of those in the PB zone as well, so that we can have more uses permitted and develop this important gateway into and out of our town into a flourishing business area.

Various board members discussed the report at length and agreed to make the following changes:

- Per Becky, modified the language regarding the description of certain zones
- Minor grammatical changes were made
- Combined B1 & B2 Zone

Since changes had to be made to the report, we agreed to vote electronically. The final report with changes was emailed on June 8, 2011 that gave Cervantes, Cosgrove, Solomon, Takian and Weber, plenty of time to review the report before voting. An electronic vote was accepted on June 10, 2011 with all in favor of the zoning recommendations report with the exception of Lee and Bollerman who abstained. The report was thereby submitted via hand delivery to the Borough, addressed to Mayor & Council on June 10, 2011.