

## IN YOUR TOWN: HIGHLANDS

### PLANNING BOARD PASSES REZONING PROPOSAL BACK TO COUNCIL PLANNERS PASS REZONING PLAN BACK TO COUNCIL

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**WHAT:** The Planning Board again has stamped its seal of approval on a controversial rezoning ordinance that could endanger a bayfront mobile home park, sending the measure back to a Borough Council that's been debating it for at least six months.

**HOT POTATO:** The ordinance — a lengthy land use document that, in part, creates a mixed-use zone at and around a borough marina — first was introduced by the Borough Council in November.

But, because of an outcry from the public, the measure quickly was forwarded for review to Highlands planners. In January, the Planning Board called the ordinance consistent with the town's master plan but asked officials to remove Locust and Willow streets from the mixed-use zone.

The council did so, then introduced the ordinance in March, only to again forward it for review to the Planning Board. After a failed attempt Thursday to eliminate the mobile home park from the mixed-use zone, a divided Planning Board voted 5-4 to pass it back to the council.

**THE DEBATE:** Some stress the rezoning ordinance is the result of a thorough master plan review conducted in 2003 and 2004. Opponents, however, are concerned it would encourage a developer to replace Paradise Park mobile home owners with new waterfront townhouses.

Developer Jim Bollerman, who has an ownership stake in Paradise Park and the neighboring marina, has said there are no plans to redevelop the mobile home site.

**WHAT'S NEXT:** The Borough Council is set to address the rezoning ordinance at 8 p.m. June 7.

*Justin Vellucci*

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