

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 12-2025, AN ORDINANCE AMENDING CHAPTER 150 "DEVELOPMENT REGULATIONS" ARTICLE VII "GENERAL ZONING PROVISIONS," SECTION 150-54 "ACCESSORY BUILDINGS AND STRUCTURES" TO ESTABLISH STANDARDS FOR EMERGENCY STANDBY GENERATORS**" pursuant to the aforesaid statutory requirements; and

WHEREAS, the Planning Board conducted a meeting on **SEPTEMBER 4, 2025** 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: **ESTABLISH THE LOCATION, SCREENING AND PERMITTING STANDARDS FOR RESIDENTIAL STANDBY GENERATORS.**
3. The proposed Development Regulation revision or amendment is consistent with the Master Plan.
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 **4TH** day of **SEPTEMBER, 2025** that the within report be transmitted to the Governing Body of the Municipality forthwith.

OFFERED BY:

SECONDED BY:

ROLL CALL:

Yes:

No:

Abstain:

Absent:

I HEREBY CERTIFY that the above is a true and exact copy of the report adopted by the Planning Board of the Municipality of Atlantic Highlands at its meeting held on **SEPTEMBER 4, 2025**.

Dated:

Secretary Planning Board of The Borough of
Atlantic Highlands