Michael Steib was present as Board Attorney.

Chairman Colangelo called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. Mr. Colangelo called for a moment of silent prayer followed by the Pledge of Allegiance.

Mr. Steib made it known that all reappointed and newly appointed members had signed Oaths of Office and were officially members of the Planning Board.

Appointment of Chairman
MR. NEFF MOVED TO APPOINT RICH COLANGELO AS CHAIRMAN, SECONDED BY MRS. MURRAY.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. SONNEK-SCHMELZ

Nays: NONE
Abstain: MR. COLANGELO
Absent: MR. PEPE, MR. ILLIANO

Appointment of Vice Chairman
MR. HAWLEY MOVED TO APPOINT DOUG PEPE AS VICE CHAIRMAN, SECONDED BY MRS. MURRAY.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ

Nays: NONE
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Mr. Colangelo announced the following appointments:
Announcement of Mayor’s Appointment Mayor’s Designee Class I – Brian Dougherty
Announcement of Mayor’s Appointment Class II – Martin Hawley
Announcement of Mayor’s Appointment Class III - Council Representative - Brian Boms
Announcement of Mayor’s Appointment Class IV – John McGoldrick
Announcement of Mayor’s Appointment Alternate #1 – Brent Sonnek-Schmelz
Announcement of Mayor’s Appointment Alternate #2 – Kathryn Kloby
Announcement of Mayor’s Appointment Alternate #3 – Dave Krupinski
Announcement of Appointment of Review Sub-Committee- Mr. McGoldrick, Mr. Dougherty, Mr. Sonnek-Schmelz
Announcement of Appointment of Alternate Sub-Committee- Mr. Hawley, Mr. Neff, Dr. Kloby
PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
January 2nd, 2020

Appointment of Board Attorney
MRS. MURRAY MOVED TO APPOINT MICHAEL STEIB AS BOARD ATTORNEY, SECONDED BY MR. MCGOLDRICK.
Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO
Nays: MR. SONNEK-SCHMELZ
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Appointment of Board Engineer
MR. NEFF MOVED TO APPOINT CME ASSOCIATES AS BOARD ENGINEER, SECONDED BY MR. DOUGHERTY.
Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO
Nays: MR. SONNEK-SCHMELZ
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

At 7:06pm Mr. Rohmeyer arrived.

Appointment of Designated Planner on an as needed basis
MR. COLANGELO MOVED TO APPOINT THOMAS & THOMAS AS DESIGNATED PLANNER, SECONDED BY MR. MCGOLDRICK.
Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ
Nays: NONE
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Appointment of Board Secretary
MR. HAWLEY MOVED TO APPOINT CHRISTINE BURKE AS BOARD SECRETARY, SECONDED BY MRS. MURRAY.
Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ
Nays: NONE
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Appointment of The Two River Times and Asbury Park Press for Legal Publications
MRS. MURRAY MOVED TO APPOINT THE TWO RIVER TIMES AND ASBURY PARK PRESS FOR LEGAL PUBLICATION, SECONDED BY MR. NEFF.
Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ
Nays: NONE
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO
Approval of 2020 Meeting Dates:
February 6th
March 5th
April 2nd
May 7th
June 4th
July 2nd
August 6th
September 3rd
October 1st
November 5th
December 3rd

MRS. MURRAY MOVED TO APPROVE THE MEETING DATES FOR 2020, SECONDED BY MR. NEFF.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ

Nays: NONE
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Approval of 2021 Reorganization Meeting Date- January 7th, 2021

MR. NEFF MOVED TO APPROVE THE REORGANIZATION MEETING DATE FOR 2021, SECONDED BY MRS. MURRAY.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ

Nays: NONE
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Mr. Colangelo noted there is no further business to be discussed during the Reorganization Meeting.

MR. MCGOLDRICK MOVED TO ADJOURN THE REORGANIZATION MEETING, SECONDED BY MR. BOMS. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Re-Organization Meeting Adjourned at 7:09pm.
PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
January 2nd, 2020

WORKSHOP MEETING:  7:09pm

Roll Call  

Members Present – Mr. Dougherty, Mr. Boms, Mr. Hawley, Mr. Caccamo, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz, Dr. Kloby, Mr. Krupinski

Members Absent – Mr. Pepe, Mr. Illiano

Michael Steib was present as Board Attorney. Douglas Rohmeyer was present as Board Engineer.

Chairman Colangelo called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. Mr. Colangelo called for a moment of silent prayer followed by the Pledge of Allegiance.

Public Comment – Mr. Colangelo opened the meeting to any members of the public who wish to make comments.

Mayor Gluckstein thanked the members for volunteering to serve on the Planning Board.

Pending Litigation – Mr. Steib announced that there was continuing litigation on the Denholtz application, and that briefs had been submitted by both sides and a trial date will be set.

Other Business – Mr. Neff asked for an update on the Mother Teresa property. Mr. Colangelo made it known that the proposition was taking longer than the Council had originally anticipated, and that it will be a long term and extensive proposition.

Mr. Colangelo noted there is no further business to be discussed during the Workshop Meeting.

MR. BOMS MOVED TO ADJOURN THE WORKSHOP MEETING, SECONDED BY MR. NEFF. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Workshop Meeting Adjourned at 7:12pm.

Christine Burke
Planning Board Secretary
REGULAR MEETING: 7:12pm

Roll Call

Members Present – Mr. Dougherty, Mr. Boms, Mr. Hawley, Mr. Caccamo, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz, Dr. Kloby, Mr. Krupinski

Members Absent – Mr. Pepe, Mr. Illiano

Michael Steib was present as Board Attorney. Douglas Rohmeyer was present as Board Engineer.

Approval of Minutes for the December 12th, 2019 Meeting

Mr. Neff made it known that in the December 12th, 2019 minutes he had been mistakenly marked as “Absent” regarding the vote for PB19-13 Bisaccia, when in fact he had been present and voted in favor of the application. Mr. Neff had informed Miss Burke about the mistake and Miss Burke has fixed it before publishing the minutes.

MR. NEFF MOVED TO APPROVE THE MEETING MINUTES FOR DECEMBER 12TH, 2019, SECONDED BY MRS. MURRAY.

Ayes: MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO

Nays: NONE

Abstain: MR. DOUGHERTY, MR. BOMS, MR. SONNEK-SCHMELZ

Absent: MR. PEPE, MR. ILLIANO

Approval of Attorney’s Voucher for November 2019 in the amount of $ 5,346.15

MRS. MURRAY MOVED TO APPROVE THE ATTORNEY’S VOUCHER FOR NOVEMBER 2019, IN THE AMOUNT OF $5,346.15, SECONDED BY MR. DOUGHERTY.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO

Nays: NONE

Abstain: MR. SONNEK-SCHMELZ

Absent: MR. PEPE, MR. ILLIANO

PB19-14, Block 87, Lots 12&13, 29 East Garfield (Monmouth Builders/Brian Gill) – Application for Minor Subdivision and Bulk Variance

Mr. Steib made it known that he had received a request from the applicant to carry this application to the February meeting, and Mr. Colangelo made it known that the time to make a decision for this application had been extended until the end of March. Mr. Steib announced that PB19-14 Monmouth Builder/Gill had been carried to the February 6th, 2020 meeting at 7:00pm at 100 First Avenue, Atlantic Highlands, no further notice required.
PB19-13, Block 26, Lot 2, 16 Keystone Drive (Bisaccia) – Memorialize Resolution for Application for Bulk Variance for Deck

MRS. MURRAY MOVED TO MEMORIALIZE PB19-13, SECONDED BY MR. HAWLEY.
Ayes: MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, DR. KLOBY
Nays: NONE
Abstain: NONE
Absent: NONE

PB19-12, Block 107, Lot 7, 11 West Lincoln Ave (Muradi) - Application for Use and Bulk Variance

At 7:17pm Mr. Dougherty and Mr. Boms recused themselves.

Mr. Steib made it known that this application has originally been scheduled for the December 12th, 2019 meeting and the applicant had requested to be carried to the January meeting with no further notice required. Mr. Steib listed the exhibits which to his knowledge were to be presented: A-1 Zoning Review from Zoning Officer Michelle Clark dated September 16th, 2019; A-2 Application for Development Permit of Harry Muradi dated August 28th, 2019; A-3 Application for Variance of Harry Muradi dated August 28th, 2019; A-4 Architectural Elevations and Floor Plans prepared by Kevin C. Roy Architect dated August 24th, 2019; A-5 Topographic Survey prepared by Lindstrom, Diessner and Carr, P.C. dated November 9th, 2018; A-6 Preliminary and Final Site Plan prepared by Lindstrom, Diessner and Carr, P.C. dated August 27th, 2019; A-7 Review #1 from CME Associates dated October 29, 2019; A-8 Amended Application for Variance of Harry Muradi dated November 15th, 2019; A-9 Amended Application for Development of Harry Muradi dated November 15th, 2019.

Attorney Lawrence Kantor was present to represent the applicant. At 7:19pm Harry Muradi, 162A Linden Ave, Highlands, was sworn in. Mr. Muradi described the current lot which was vacant and currently being used for storage, and the proposal for a warehouse with two residential apartments on the second and third floors. Mr. Muradi made it known that he currently has a fabric showroom in New York City, and is looking to build a warehouse for storage and distribution.

At 7:23 Mr. Illiano arrived.

Mr. Kantor asked Mr. Muradi to discuss garbage disposal, Mr. Muradi answered that garbage will be stored in the warehouse until collection day. Mr. Kantor asked about the loading zone, Mr. Muradi answered that there will be a large garage door, and unloading will be done by hand in the parking lot. Mr. Hawley asked if any forklifts or machinery will be used, Mr. Muradi answered no. Mr. Steib made it known that according to the report by CME Associates, there was a study room on the plans which under ordinance could be classified as a bedroom, which would require a variance.

At 7:34pm Kevin C. Roy, 458 Stagecoach Road, Millstone, was sworn in as a licensed architect. Mr. Roy listed his licenses and experience and was accepted as a witness. Mr. Roy described Exhibit A-10 Updated Architect Plan in detail, pointing out that he believed it was visually interesting and would fit well into the neighborhood. Mr. Roy then described Exhibit A-11 Upper Floor Plans, pointing out a rear elevator and staircase. Mr. Roy made it known that Mr. Muradi would like to use about 100 square feet of roof space as a sitting area, and a discussion about whether or not this would require a height variance followed. Mr. Kantor asked Mr. Roy to discuss first aid access, and Mr. Roy made it
known that the staircase would meet commercial standard, and the elevator could accommodate a wheelchair or small stretcher. Mr. Rohmeyer asked about the balconies shown on the plan, Mr. Roy answered that there will be four balconies which would cantilever out about one foot.

At 7:54pm Jeffrey J. Carr of Lindstrom, Diessner & Carr, Brick, was sworn in as a licensed engineer and planner. Mr. Carr listed his licenses and experience and was accepted as a witness. Mr. Carr described the current lot pointing out that it does not have a lot of frontage, and described the surrounding lots, including a nonconforming residential lot. Mr. Carr made it known that the zone allows for commercial retail use, but not for warehouse use. Mr. Carr also made it known that the zone does not require set-backs, but that they were not proposing to build right up to the property line. Mr. Kantor asked Mr. Carr to discuss the front yard parking, noise pollution, light fixtures, and decorative stone. Mr. Carr also made it known that he believed that this would be a difficult lot to develop for any of the permitted uses, and that the intensity of this warehouse would be less than that of any of the permitted uses. Mr. Kantor then asked Mr. Carr to discuss water runoff, roof leaders and downspouts, pavement repair, and landscaping. Mr. Carr also made it known that he does not believe this proposed development will have any negative impact.

At this point Mr. Colangelo asked for any board questions. Mrs. Murray asked about utility placement, Mr. Carr answered that the electric company will decide that. Mrs. Murray asked how a 20’ container truck would be able to turn into the lot if there are cars parked on the street, Mr. Carr answered that he will provide a turning table. Dr. Kloby made it known that the area is busy in the morning and the afternoon with school drop-offs, and that people from the nearby gym often run around the block. Mr. Neff made it known that a property on the corner had been approved for a 3-story apartment building. Mr. Carr stated that he believed this would be a pedestrian friendly use. Mr. Sonnek-Schmelz asked if there will be parking spots designated for the residents, and expressed concern that residents may have to park in the street. Mr. Carr answered that the receiving area can be used for additional parking. Mr. Sonnek-Schmelz expressed concern about more shipments and bigger containers as the business grows, Mr. Carr made it known that the board will need to put restrictions on what size trucks will be allowed on the property. Mr. Hawley asked about the fire code, Mr. Carr answered that these plans were preliminary and would need to be approved by the building department, and Mr. Roy made it known that the walls will be concrete, and there will be a sprinkler system. Mr. Rohmeyer asked about water discharge and the concentration of flow, Mr. Carr assured him the flow will not be directed to adjoining properties. Mr. Rohmeyer asked about open space. Mr. Carr answered that based on the size of the lot, he did not believe that 30% of open space was practical. Mr. Sonnek-Schmelz asked if the height of the garage store could be increased to 14’ so that the delivery truck could back into it and not impact parking, Mr. Carr answered that they would be amenable to that.

At this point Mr. Colangelo called for board discussion. Several members stated that they believed that this would be an improvement on the current site, but expressed concern about the rooftop use. Mr. Roy made it known that Mr. Muradi would be willing to forego the use of the rooftop. Mr. Steib made it known that the board could place conditions on what sort of operations the warehouse could be used for if the building changes hands in the future. Mr. Sonnek-Schmelz stated that he believed each lease should require two parking spots, and Mr. Muradi agreed.
MR. NEFF MOVED TO APPROVE PB19-12, SECONDED BY MR. CACCAMO.
Ayes: MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MR. COLANGELO, MR. SONNEK-SCHMELZ
Nays: MR. HAWLEY, MRS. MURRAY
Abstain: NONE
Absent: MR. PEPE, MR. ILLIANO

Adjournment

There being no further business to come before the Board, Mr. Colangelo asked for a motion to adjourn the meeting.

MR. ILLIANO MOVED TO ADJOURN THE REGULAR MEETING AT 9:20PM, SECONDED BY MR. MCGOLDRICK. BY VOICE VOTE ALL AGREED.