



PLANNING BOARD MEETING MINUTES
BOROUGH OF ATLANTIC HIGHLANDS
100 FIRST AVE
ATLANTIC HIGHLANDS, NJ 07716
May 1, 2025

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held May ,1 2025 at Borough Hall, 100 First Avenue Atlantic Highlands.

WORKSHOP MEETING: 7:00 pm

Roll Call:

Members Present – Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Mr. Josko, Ms. Majewski, Mr. Kurdes, Ms. Walter, Mr. Herrala.

Members Absent – Mr. Krupinski, Dr. Zuzulock, Mr. Neff, Mr. Bearmore

Professionals Present: Douglas Rohmeyer, Engineer and Micheal Steib, Attorney

Chairman McGoldrick called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. The “Open Public Meetings Act” compliance statement was read.

Public Comment – None

Pending Litigation – None

Other Business – Review of Fair Share Plan-

Mr. VondenKooy spoke about the Fair Share Plan – Gave a review of the Affordable Housing Requirements. 4th round plans are due by end of June. Timeline for compliance was discussed. Vacant land adjustment, unmet need, review of existing housing ordinance. Special meeting to discuss further will be possible set for a date in June.

Note: Recording for meeting no good at five minute mark. Rest of meeting minutes taken from notes.

Motion was made by Mr. Josko to adjourn the workshop portion of the meeting, seconded by Ms. Majewski, all were in favor. Meeting adjourned at 7:02pm.

REGULAR MEETING: 7:22pm

Roll Call:

Members Present – Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Mr. Josko, Ms. Majewski, Mr. Kurdes, Ms. Walter, Mr. Herrala.

Members Absent - Mr. Krupinski, Dr. Zuzulock, Mr. Neff, Mr. Bearmore

Professionals Present: Douglas Rohmeyer, Engineer and Micheal Steib, Attorney

Approval of Meeting Minutes March 6, 2025 Meetings

Motion to approve: Mr. Hawley

Second: Ms. Majewski

Ayes: Mr. Hawley, Mr. Dougherty, Ms. Depasca, Mr. Josko, Ms. Majewski, Mr. Kurdes, Ms. Walter, Mr. Herrala.

Nays: None

Abstain: Mr. McGoldrick

Absent: Mr. Krupinski, Dr. Zuzulock, Mr. Neff, Mr. Bearmore

Approval of Attorney Vouchers March 2025

Motion to approve: Mr. Josko

Second: Mr. Hawley

Ayes: Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Mr. Josko, Ms. Majewski, Mr. Kurdes, Ms. Walter, Mr. Herrala.

Nays: None

Abstain: None

Absent: Mr. Krupinski, Dr. Zuzulock, Mr. Neff, Mr. Bearmore

Approval of Memorialized Resolution PB25-04 Gallagher – 31 Central Ave B 81 L 1

Motion to approve: Mr. Hawley

Second: Ms. Majewski

Ayes: Mr. Hawley, Mr. Dougherty, Ms. Depasca, Mr. Josko, Ms. Majewski, Mr. Kurdes,

Nays: None

Abstain: None

Absent: Mr. Krupinski, Dr. Zuzulock, Mr. Neff

PB24-12: Winnerling/Moody – 99 Center Ave – Use/Bulk Variance – request to be carried by applicant.

Applicant has requested to be carried several times. The applicant must renotice before next meeting. The Board may dismiss the application if they are not ready for the next meeting and someone does not appear before the Board.

PB24-18: Two Hill LLC – 2 Hill Road – B 22 L 9 – request to be carried by applicant. No new notice will be given. Application will be carried to June 5, 2025 meeting.

PB24-15: Schoeller – 6 Prospect Ave –B 74 L 5 Bulk Variance –

Mr. Steib introduced exhibits.

John Anderson is representing the applicant – waiver soil borings plan.

Mike Steib explained that it is appropriate to hear some information to justify waiver.

Anthony Condouris – architect, sworn in.

Exhibits presented to the Board

Ann Schoeller sworn in

Ron Trinidad land surveyor sworn in

Mr. Rohmeyer agreed that there is not a large amount of disturbance

Joe Kociuba sworn in Licensed engineer and planner.

Question about if Board has enough information to move ahead. Mr. Rohmeyer does not have a problem moving forward.

Public Comment – Jeff Swanton – Prospect Ave. - concerned with curb appeal, this should be commended, beautiful home and neighborhood

Board discussion

Motion to approve: Ms. Depasca

Second: Mr. Josko

Ayes: Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Mr. Josko, Ms. Majewski, Mr. Kurdes, Ms. Walter, Me. Herrala

Nays: None

Abstain: None

Absent: Mr. Krupinski, Dr. Zuzulock, Mr. Neff

Mr. Dougherty made a motion for adjournment, seconded by Ms. Majewski, all were in favor. Meeting adjourned 8:37pm.