



**PLANNING BOARD MEETING MINUTES
BOROUGH OF ATLANTIC HIGHLANDS
100 FIRST AVE
ATLANTIC HIGHLANDS, NJ 07716
MARCH 6, 2025**

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held March 6, 2025 at Borough Hall, 100 First Avenue Atlantic Highlands.

WORKSHOP MEETING: 7:00 pm

Roll Call:

Members Present – Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Dr. Zuzlock, Mr. Josko, Ms. Majewski, Mr. Kurdes, Mr. Neff, Ms. Walter, Mr. Bearmore, Mr. Herrala.

Members Absent – None

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. Chairman McGoldrick called for a moment of silent prayer followed by the Pledge of Allegiance.

Public Comment – None

Pending Litigation – None

Other Business – Change of July Meeting date from July 3, 2025 to July 15, 2025

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: 7:04 pm

Roll Call:

Members Present – Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Dr. Zuzlock, Mr. Josko, Ms. Majewski, Mr. Kurdes, Mr. Neff, Ms. Walter, Mr. Bearmore, Mr. Herrala.

Members Absent – None

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

Approval of Meeting Minutes February 6, 2025 Meetings

Approval carried to April meeting. Minutes were not sent to board members for review.

Approval of Attorney Vouchers January 2025

Motion to approve: Ms. Majewski

Second: Mr. Neff

Ayes: Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Dr. Zuzlock, Mr. Josko, Ms. Majewski, Mr. Kurdes.

Nays: None

Abstain: None

Absent: None

Approval of Memorialized Resolution PB24-16 Tarallo/Murray – 18 East Ave. Block 34 Lot 8

Motion to approve: Mr. Hawley

Second: Dr. Zuzulock

Ayes: Mr. Hawley, Mr. McGoldrick, Ms. Depasca, Dr. Zuzlock, Mr. Josko, Mr. Neff, Mr. Bearmore Mr. Herrala

Nays: None

Abstain: None

Absent: None

PB24-12: Winnerling/Moody – 99 Center Ave – Use/Bulk Variance – request to be carried by applicant. No new notice will be given. Application will be carried to May 1, 2025 meeting.

PB24-17: Gordon – 12 Bayside Drive – Bulk Variance - request to be carried by applicant. No new notice will be given. Application will be carried to April 3, 2025 meeting.

PB24-15: Schoeller – 6 Prospect Ave – Bulk Variance – request to be carried to the May 1, 2025 meeting. No new notice will be sent. Application will be carried to the May 1, 2025 meeting.

PB24-14: Paris – 22 Prospect Circle – Bulk Variance – Minor Subdivision – no notices were sent, the Board does not have jurisdiction to hear the application.

New Application PB24-13: Pittinger – 46 Second Ave- Bulk Variance –

Mr. Steib stated that service was in order to hear the application. He then entered all the evidence on record. Property owner (Mr. Pittenger) was sworn in and introduced themselves and spoke about the application they had submitted. They are looking to put a driveway, walkway and patio in. Answered questions on CME review. Mr. Rohmeyer, Board Engineer also reviewed CME report with the applicant and asked questions about the application. Mr. Rohmeyer questioned the grading of the property with the additional work. Board asked questions. Board members were concerned about the amount of impervious lot coverage the applicant is requesting. Discussion was had about reducing the size of some of the items to reduce impervious coverage amount. Talks about putting down material that is more pervious.

Public Questions:

Linda Walker – 50 Second Ave – submitted photos and a letter to the Board, asked questions and voiced her concerns about the work being requested in the application. She had concerns that the work being requested for approval would cause more water in her basement. She also stated that the patio was already existing in the rear yard.

George Rush – 56 Second Ave – spoke about the application and voiced his concerns. Would prefer one car driveway instead of a two car driveway.

Deborah Murray – 12 Prospect Cir – concerned about the grade of the driveway and the flow of water. Discussed the retaining wall that would be put in.

Applicant and Board members then further discussed the application. It was decided that the applicant was going to look into updating his application with more details. The application will be carried to the April 3, 2025 meeting.

Mr. Krupinski made a motion for adjournment, seconded by Mr. Dougherty, all were in favor. Meeting adjourned 9:08pm.