

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
JANUARY 10, 2019**

REORGANIZATION MEETING: 7:30 P.M.

Roll Call **Members Present** – Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Mr. Pepe (arrived at 7:36 pm), Mrs. Murray (arrived at 7:31 pm), Mr. Neff, Mr. Dougherty, Mr. McGoldrick, Mr. Illiano

Members Absent – Mr. Ilarazza

Mr. Steib noted that Mrs. Murray has arrived. Mr. Fligor advised that Mr. Pepe is on his way and will be a few minutes late.

Mr. Neff called the meeting to order and read a procedural statement, noting that the meeting is being held in compliance with the Open Public Meetings Act. Mr. Neff called for a moment of silent prayer followed by the Pledge of Allegiance.

Mr. Steib advised that there are some new and returning members to the Board. The following members were sworn in and signed the Oath of Office: Dr. Kathryn Kloby, Martin Hawley, Councilman Louis Fligor, Douglas Pepe, Brian Dougherty, and Louis Illiano.

Appointment of Chairman –

COUNCILMAN FLIGOR OFFERED A MOTION TO NOMINATE RICHARD COLANGELO AS CHAIRMAN OF THE BOARD, SECONDED BY MR. HAWLEY.

Councilman Fligor stated that Mr. Neff has asked to not be reappointed as Chair due to commitments to his job and family. He thanked Mr. Neff for his time as Chairman.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,
 Mrs. Murray, Mr. Neff, Mr. Dougherty, Mr. McGoldrick
Nays: None
Abstain: Mr. Colangelo
Absent: Mr. Pepe, Mr. Ilarazza

Mr. Neff thanked the Board, Ms. Uriarte and Ms. Clark for their support during his time as Chair. He also thanked Mr. Steib and Mr. Rohmeyer for their guidance.

Mr. Colangelo took his seat as Chairman and thanked the Board for their faith in him.

Appointment of Vice-Chairman –

COUNCILMAN FLIGOR OFFERED A MOTION TO NOMINATE DOUGLAS PEPE AS VICE-CHAIRMAN, SECONDED BY MRS. MURRAY.

Councilman Fligor advised that although Mr. Pepe hasn't arrived yet, but he has watched him as a Board Member, he asks all the right questions and he will make an excellent Vice-Chairman.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr.
 Neff, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Pepe, Mr. Ilarazza

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Announcement of Mayor's Appointments – Chairman Colangelo announced the Mayor's Designee, Class I Board Member is Dr. Kathryn Kloby with a term to expire December 31, 2019. He welcomed Dr. Kloby to the Board. Chairman Colangelo noted the following Mayoral Appointments:

- Class II Member – Councilman Louis Fligor, term to expire December 31, 2019
- Class III Member – Martin Hawley, term to expire December 31, 2019
- Class IV Member – Douglas Pepe, term to expire December 31, 2022

Chairman Colangelo noted for the record that Mr. Pepe has arrived at 7:36 pm. He welcomed Mr. Pepe and advised that he is the new Vice-Chairman. Mr. Colangelo continued announcing the Mayor appointments.

- Alternate #1 – Brian Dougherty, term to expire December 31, 2020
- Alternate #4 – Louis Illiano, term to expire December 31, 2020

Appointment of Review Sub-Committee and Alternate Sub-Committee – Chairman Colangelo asked for volunteers to serve on the Review Committee. Councilman Fligor, Mr. Hawley and Dr. Cetron agreed to serve on the Review Subcommittee.

Chairman Colangelo asked for volunteers to serve on the Review Committee. Mr. Dougherty, Mr. McGoldrick and Mr. Pepe agreed to serve on the Alternate Review Subcommittee.

Appointment of Board Attorney –

COUNCILMAN FLIGOR OFFERED A MOTION TO APPOINT MICHAEL STEIB, ESQ, SECONDED BY CHAIRMAN COLANGELO.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,
Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Ilarazza

Appointment of Board Engineer –

COUNCILMAN FLIGOR OFFERED A MOTION TO APPOINT DOUGLAS ROHMEYER OF CME ASSOCIATES AS BOARD ENGINEER, SECONDED BY DR. CETRON.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,
Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Ilarazza

Appointment of Designated Planner on an as needed basis –

MR. HAWLEY OFFERED A MOTION TO APPOINT CME ASSOCIATES AS PLANNER, SECONDED BY MR. PEPE.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,
Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo

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Nays: None
Abstain: None
Absent: Mr. Ilarazza

Appointment of Board Secretary –

COUNCILMAN FLIGOR OFFERED A MOTION TO APPOINT ERIN URIARTE AS BOARD SECRETARY, SECONDED BY DR. CETRON.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,
Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Ilarazza

Appointment of the Official Newspapers –

MRS. MURRAY OFFERED A MOTION TO DESIGNATE THE ASBURY PARK PRESS AND THE TWO RIVER TIMES AS THE OFFICIAL NEWSPAPERS OF THE BOARD, SECONDED BY COUNCILMAN FLIGOR.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,
Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Ilarazza

Approval of 2019 Meeting Dates & 2020 Reorganization Date – Chairman Colangelo advised that Board meetings will be held on the second Thursday of each month. The list of the dates was in the Board Member packets and includes: February 14, 2019; March 14, 2019; April 11, 2019; May 9, 2019; June 13, 2019; July 11, 2019; August 8, 2019; September 12, 2019; October 10, 2019; November 14, 2019; December 12, 2019 & January 9, 2020

MRS. MURRAY OFFERED A MOTION TO APPROVE THE 2019 MEETINGS DATES AND 2020 REORGANIZATION DATE, SECONDED BY MR. NEFF.

ROLL CALL:

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Ilarazza

2018 Annual Report – Mr. Steib stated that pursuant to the requirements of the Municipal Land Use Law, the Board is required to review the applications that have come forth during the year and have a report that summarizes those applications, what kind of relief was granted and to determine if there are any patterns to the relief being requested, or any other particular issues that may have been raised, in order to bring it to the attention of the Governing Body who may then implement Ordinances to address those concerns. The 2018 Annual Report contains a summary of all the applications that have come before this Board and it is followed by a zoning analysis, which tells what types of cases came before the Board and what types of relief was granted, how many cases of each and whether or not there were any particular patterns. Mr. Steib stated that there were no

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patterns this year but he has provided a synopsis of the prior years. The continuum is that there are no major changes from what has been done in the past. There are a number of items that the Governing Body may want to take a look at and some of them may have been carry overs from prior years. The first one would be for accessory structures, where there was an application for an accessory pool house that was classified as a shed because the ordinance does not address pool houses. There have not been any applications of that nature since, but it was a suggestion at that time that Council may want to take a look at regulations for a pool house. In the prior two years, there has been some discussion regarding building height where the definition of basement and cellar was not clear because they use different starting points for where you measure. The suggestion was that that be looked at so the definitions match each other in terms of how to measure a cellar or basement. Parking requirements is another issue that has been around for years and continues to be an issue but it is seriously being looked at in the Master Plan. The steep slopes are always an issue and there have been several applications requesting relief from those requirements. Rooftop uses became an issue this year and the Governing Body may be looking at that as well. Traffic Impacts have come up during a couple applications and how it will impact adjacent properties. Mr. Steib suggested that the Development Checklist be looked at to see whether or not it should include an item requiring a traffic report for applications that are non-residential so that you are not halfway through an application before you realize there may be an impact on traffic. There was also concern on the impact of construction on the neighbors and the schools, which is generally covered under the nuisance ordinance but since it did come up in more than one application, perhaps Council may want to give more “teeth” to that section of the Ordinance.

Dr. Cetron stated that he would like to see a geotechnical review be a requirement on the checklist and he agrees that the definition of cellar and basement need to be clarified. He feels that the Board members may be able to provide guidance in that area.

A discussion was held regarding possible Development Checklist and Ordinance amendment suggestions. Chairman Colangelo advised that they can place this on a future agenda for further discussion. The Board agreed to form a subcommittee and place this matter on the April agenda for further discussion. Mr. Caccamo, Mr. Pepe and Dr. Cetron volunteered to be on the subcommittee.

DR. CETRON OFFERED A MOTION TO ADOPT THE 2018 ANNUAL REPORT, SECONDED BY MRS. MURRAY.

ROLL CALL:

Ayes:	Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays:	None
Abstain:	None
Absent:	Mr. Ilarazza

Seeing no further business, Chairman Colangelo asked for a motion to adjourn the Reorganization Meeting.

DR. CETRON OFFERED A MOTION TO ADJOURN THE WORKSHOP MEETING AT 7:58 PM, SECONDED BY MRS. MURRAY. ALL ELIGIBLE MEMBERS VOTED IN FAVOR BY VOICE VOTE.

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WORKSHOP MEETING: 7:59 P.M.

Roll Call **Members Present** – Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Chairman Colangelo, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. McGoldrick, Mr. Dougherty, Mr. Illiano
Members Absent – Mr. Ilarraza

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

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

Mayor Rhonda LeGrice, 84 South Avenue, commented that although it was a very contentious year, the Planning Board members have all served the town admirably. The patience, the accommodation of the crowds, working with the sounds systems and the time they spend, she commends everyone who sits on the Board and thanks them for all they do.

Mark Fisher, 91 Third Avenue, welcomed Dr. Kloby to the Board. He also thanked the Master Plan subcommittee for the work they put in to the proposed Master Plan. He knows they must have spent hundreds of hours reviewing it. It is a good document; it may need a little tweaking but they did a great job on it. Dr. Cetron thanked Mr. Fisher for his review and input so that everyone can work together as a town. Councilman Fligor stated that a lot of the comments are very important. Mr. Fisher advised that he will submit his last round of comments by the end of the week.

Other Business – Mr. Steib noted that there is no pending litigation.

Master Plan Discussion – Chairman Colangelo advised that they will accept any general questions from the public relating to the Master Plan process.

Mr. Steib explained the process going forward. The Planning Board has approved the Draft Master Plan, it was then placed on the Borough website and made available at Borough Hall for inspection. A public hearing has been set for February 14, 2019, which will be noticed and served upon the adjacent municipalities and the County Planning Board. At that Public Hearing, the Planner will present the proposed Master Plan and will then be available for any questions the Board or the public may have. The hearing would then be opened to the public to present their comments on the plan. Upon the conclusion of the public hearing, which could be one meeting or could be more than one meeting, the Board can either vote to adopt the Master Plan, as presented or they can direct the Planner to make certain amendments based on the input received. If amendments are prepared, the process would begin again with noticing for a public hearing 10 days in advance of the amended document's public hearing. Once the Board is satisfied with the final document, it is voted on and adopted. It then must be noticed in the newspaper and the Master Plan must be sent to the County Planning Board with a copy of the plan so that it can become effective.

Dr. Cetron asked if there has been any other input submitted from the public, aside from Mr. Fisher's comments. Ms. Uriarte indicated there was one other letter however it touched upon a pending Board application so it will be distributed after the pending application is voted on. Mr. Steib agreed that the materials would not be proper to send to the Board at this time due to the

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pending application. The individual was advised that any comments related to the pending application must be presented at the public hearing for that application. Dr. Cetron stated that he finds it fascinating that there have not been more public input.

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

DR. CETRON MOVED TO ADJOURN THE WORKSHOP MEETING AT 8:09 PM, SECONDED BY MRS. MURRAY. ALL PRESENT MEMBERS VOTED IN FAVOR BY VOICE VOTE.

REGULAR MEETING: 8: 09 P.M.

Roll Call **Members Present** – Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Chairman Colangelo, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. McGoldrick, Mr. Dougherty, Mr. Illiano

Members Absent – Mr. Ilarazza

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

Approval of Minutes for the December 13, 2018 Meeting

MRS. MURRAY MOVED TO APPROVE THE MEETING MINUTES FOR DECEMBER 13, 2018, SECONDED BY COUNCILMAN FLIGOR.

Ayes: Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo, Mr. Dougherty
Nays: None
Abstain: Dr. Kloby
Absent: Mr. Ilarazza

Approval of Attorney's Voucher for December 2018 in the amount of \$4,023.00

COUNCILMAN FLIGOR MOVED TO APPROVE THE ATTORNEY'S VOUCHER FOR DECEMBER 2018, IN THE AMOUNT OF \$4,023.00, SECONDED BY DR. CETRON.

Ayes: Dr. Kloby, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo
Nays: None
Abstain: None
Absent: Mr. Ilarazza

PB18-14, Block 35, Lot 13, 87 E. Garfield Ave (Chelsea Bldg & Development) – Resolution of Approval for Bulk Variances

MRS. MURRAY OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY DR. CETRON.

Ayes: Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo, Mr. Dougherty
Nays: None
Abstain: Dr. Kloby
Absent: Mr. Ilarazza

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PB18-12, Block 89, Lots 1.01 & 1.02, 37 E. Washington Ave (Senz Residence) – Resolution of Approval for Minor Subdivision with Bulk & Use Variances –

MRS. MURRAY OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY DR. CETRON.

Ayes: Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo, Mr. Dougherty, Mr. McGoldrick
Nays: None
Abstain: Dr. Kloby, Councilman Fligor
Absent: Mr. Ilarazza

PB18-10, Block 27, Lot 1, 73 Avenue A (Tartivita) – Resolution of Approval for Bulk & Use Variances –

MRS. MURRAY OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY DR. CETRON.

Ayes: Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mrs. Murray, Mr. Neff, Mr. Pepe, Mr. Colangelo, Mr. Dougherty, Mr. McGoldrick
Nays: None
Abstain: Dr. Kloby, Councilman Fligor
Absent: Mr. Ilarazza

Adjournment

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

DR. CETRON MOVED TO ADJOURN THE REGULAR MEETING AT 8:15 PM, SECONDED BY MR. MCGOLDRICK. BY VOICE VOTE ALL AGREED.

Erin Uriarte
Planning Board Secretary