

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
APRIL 11, 2019**

WORKSHOP MEETING: 7:30 P.M.

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

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. No comments were received.

Pending Litigation – Mr. Steib noted that there is no pending litigation.

Other Business –

Basement/Cellar Discussion – Mr. Colangelo stated that the Board has formed a subcommittee to discuss the requirements and possible ordinance change recommendations regarding the definition of basement. The subcommittee was made up of Mr. Caccamo, Mr. Pepe and Dr. Cetron.

Mr. Caccamo stated that the goal in the steep slope area is to be able to get the traditional Victorian look from the street view. The subcommittee is proposing that the grade be measured from the highest point at the foundation and that basement does not count as a story in the R-3 zone.

Dr. Cetron added that the full geotechnical report would not be required but an engineering analysis would have to be done. He advised that Mr. Pepe had some language he will be bringing to the next meeting. The intent would be to remove “story” all together and just focus on the height, which will be measured from existing grade. This would limit applicants to roughly 2 to 2 and a half stories if you were to do the math.

Mr. Colangelo indicated concern with properties in a split zone. Dr. Cetron advised a waiver can be requested.

Dr. Cetron advised they are working on the language and it will be tweaked to address attics as well.

Traffic Study Discussion – Mr. Colangelo advised that a member of Council has requested Board member input regarding traffic study requirements. He asked if there are any volunteers however none were received.

Dr. Cetron indicated that he would like to have this discussion on the record rather than as a subcommittee. Mr. Colangelo suggested that Mr. Steib be present as well in order to inform the Council member about what the Board can consider and what they can request of an applicant.

Mr. Steib explained that traffic can be considered as it relates to a use variance, however when there is a permitted use, the ordinance anticipates the traffic that comes with that use.

Mr. Colangelo asked if the Board is in agreement that the discussion should be held during a public meeting. All present members agreed by voice vote, no objections were received.

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PBA Ad – Mr. Neff indicated that the Board usually does an ad for the PBA Ball Ad Journal. If members would like to be included he asked that they each bring \$10 to the next meeting.

Mrs. Murray questioned the memo from Mr. Steib regarding 5G Wireless. Mr. Steib explained the new guideline and timing requirements surrounding the new 5G legislation. Board members held a discussion indicating concern with aesthetics and unused wires around town.

Mr. Rohmeyer suggested the town adopt checklist requirements to address these type of applications.

The Board agreed for Mr. Steib to write a letter to Council indicating their concerns.

Mr. Colangelo stated that he would like to thank Ms. Uriarte, the Board Secretary, for the work she has done while with the Board and wished her luck on her future employment in the Township of Middletown.

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

DR. CETRON 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 8:15 P.M.

Erin Uriarte
Planning Board Secretary

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REGULAR MEETING: 8:15 P.M.

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

Members Absent – Dr. Kloby, Mr. Pepe,

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

Approval of Minutes for the March 14, 2019 Meeting

MR. DOUGHERTY MOVED TO APPROVE THE MEETING MINUTES FOR MARCH 14, 2019, SECONDED BY DR. CETRON.

Ayes: Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Mr. Dougherty, Ms. Drew

Nays: None

Abstain: Mr. Neff, Mrs. Murray

Absent: Dr. Kloby, Mr. Pepe

Approval of Minutes for the March 25, 2019 Meeting

MR. NEFF MOVED TO APPROVE THE MEETING MINUTES FOR MARCH 25, 2019, SECONDED BY MR. MCGOLDRICK.

Ayes: Councilman Fligor, Mr. Hawley, Mr. Caccamo, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Dougherty, Mr. McGoldrick

Nays: None

Abstain: Dr. Cetron, Ms. Drew

Absent: Dr. Kloby, Mr. Pepe

Approval of Attorney's Voucher for February 2019 in the amount of \$1,917.00

COUNCILMAN FLIGOR MOVED TO APPROVE THE ATTORNEY'S VOUCHER FOR FEBRUARY 2019, IN THE AMOUNT OF \$1,917.00, SECONDED BY DR. CETRON.

Ayes: Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Dougherty, Ms. Drew

Nays: None

Abstain: None

Absent: Dr. Kloby, Mr. Pepe

PB18-06, Block 142, Lot 5, 17 Avenue D (Denholtz Custom Homes) – Application for Preliminary & Final Subdivision Approval with Variances as may be required – Mr. Steib announced that this application will be continued at a Special Meeting to be held on April 29, 2019 at 7:30 pm at the Atlantic Highlands Elementary School, 140 First Avenue, Atlantic Highlands, NJ.

David Schutzenhofer, 62 East Lincoln Avenue, advised that the Attorney for the Neighbors for Waterfront Preservation, Kevin Asadi, is not available for that hearing date and had previously advised the Board attorney of that. They would like the hearing to be carried to another date.

Mr. Steib explained that he would advise that any formal correspondence will be sent to the Board. He added that the Board has been more than accommodating in rescheduling the hearings. He added that Mr. Asadi has partners in his firm that could cover for the evening. Furthermore, no

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changes have been made to the plans so at this point, the meeting would be for a rebuttal and summation. There is a possible minor lot line adjustment coming but nothing has been submitted. Any revision to the plans would be subject to public questions and comments related to the changes only. Notice will only be required if there plans are substantially revised.

PB16-13, Block 8, Lot 23.01, 25 Bayside Drive (Leckstein) – Resolution Granting Completeness Waivers with Conditions –

COUNCILMAN FLIGOR OFFERED A MOTION TO ADOPT THE RESOLUTION, SECONDED BY DR. CETRON.

Ayes: Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Mr. Dougherty, Ms. Drew
Nays: None
Abstain: None
Absent: Dr. Kloby, Mr. Pepe

PB18-02, Block 74, Lot 8, 58 Prospect Circle (Swanton) – Resolution Memorializing Approval of Bulk Variance Application – Ms. Drew noted that in the first “whereas” it states a cabana was proposed but it was not. Also, page 4 paragraph 5 states that the proposed home would have 3 bedrooms however the testimony was 4. Mr. Rohmeyer confirmed the cabana was removed from the plan and the bedroom count was proposed at 4 however 3 or 4 would not change the parking requirements.

MR. HAWLEY OFFERED A MOTION TO ADOPT THE RESOLUTION WITH THE CHANGES DISCUSSED, SECONDED BY MR. DOUGHERTY.

Ayes: Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Mr. Dougherty, Ms. Drew, Mr. McGoldrick
Nays: None
Abstain: None
Absent: Dr. Kloby, Mr. Pepe

PB18-16, Block 115, Lot 6, 69 First Ave (69 First Realty LLC) – Application for Use Variance – Ms. Drew questioned the language regarding vacant retail and was advised the portion being used for the aesthetician had been vacant.

DR. CETRON OFFERED A MOTION TO ADOPT THE RESOLUTION, SECONDED BY MR. MCGOLDRICK.

Ayes: Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Mr. Dougherty, Ms. Drew, Mr. McGoldrick, Mr. Illiano
Nays: None
Abstain: None
Absent: Dr. Kloby, Mr. Pepe

Adjournment

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

COUNCILMAN FLIGOR MOVED TO ADJOURN THE REGULAR MEETING AT 8:30 PM, SECONDED BY MR. NEFF. BY VOICE VOTE ALL AGREED.

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Erin Uriarte
Planning Board Secretary