

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
August 8, 2019**

**WORKSHOP MEETING: 7:30 P.M.**

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

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.

Mark Fisher, 91 Third Avenue, asked the presenters to remember to face any exhibits towards the crowd so they can be seen.

**Pending Litigation** – Mr. Steib announced that a case has been filed appealing the decision of the Denholtz application and that it would be discussed in executive session.

**Other Business** – There was no other business.

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

MR. FLIGOR MOVED TO ADJOURN THE WORKSHOP MEETING, SECONDED BY MR. DOUGHERTY. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Workshop Meeting Adjourned at 7:31PM.

Christine Burke  
Planning Board Secretary

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**REGULAR MEETING: 7:31P.M.**

**Roll Call**

**Members Present** – Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Pepe, Mrs. Murray, Mr. Colangelo, Mr. Dougherty, Mr. McGoldrick, Mr. Illiano

**Members Absent** – Dr. Kloby, Mr. Neff, Ms. Drew

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

**Approval of Minutes for the July 11, 2019 Meeting**

DR. CETRON MOVED TO APPROVE THE MEETING MINUTES FOR JULY 11, 2019, SECONDED BY MRS. MURRAY.

Ayes: MR. FLIGOR, MR. HAWLEY, MR. CACCAMO, DR. CETRON, MRS. MURRAY, MR. COLANGELO, MR. DOUGHERTY, MR. ILLIANO

Nays: NONE

Abstain: MR. PEPE, MR. MCGOLDRICK

Absent: DR. KLOBY, MR. NEFF, MS. DREW

**Approval of Attorney's Voucher for June 2019 in the amount of \$2,767.50**

MR. PEPE MOVED TO APPROVE THE ATTORNEY'S VOUCHER FOR JUNE 2019, IN THE AMOUNT OF \$2,767.50, SECONDED BY MRS. MURRAY.

Ayes: MR. FLIGOR, MR. HAWLEY, MR. CACCAMO, DR. CETRON, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. DOUGHERTY, MR. MCGOLDRICK

Nays: NONE

Abstain: NONE

Absent: DR. KLOBY, MR. NEFF, MS. DREW

Mr. Steib made it known that the council for **PB19-05, Block 1, Lot 26, 36 Bayside Drive (John Potter)** requested that the application be carried to the September 12, 2019 meeting. There were no objections from the Board. Mr. Steib announced that the application would be carried to the September 12, 2019 meeting with no further notice required. Jane Barry, 33 Bayside Drive, asked about service. Mr. Steib explained that applicants must notify all property owners within 200' of their property through certified letter and through publication in the newspaper, and Mr. Potter had properly notified.

At 7:35 Ms. Drew arrived.

At 7:36 Mr. Fligor recused himself.

**PB18-01, Block 19, Lot 1, 233 E. Highland Ave (Kozlowski) – Request for Extension of Time**

MR. HAWLEY MOVED TO EXTEND THE TIME FOR PB18-01 BY ONE YEAR, SECONDED BY DR. CETRON.

Ayes: MR. HAWLEY, MR. CACCAMO, DR. CETRON, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. DOUGHERTY, MS. DREW, MR MCGOLDRICK

Nays: NONE

Abstain: NONE

Absent: DR. KLOBY, MR. NEFF

Recused: MR. FLIGOR

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**PB19-06, Block 1, Lot 21, 46 Bayside Drive (Mitchell Daitz)** – Memorialize Resolution Granting Bulk & Use Variance

MR. DOUGHERTY MOVED TO MEMORIALIZE PB19-06, SECONDED BY MRS. MURRAY.

Ayes: MR. CACCAMO, MRS. MURRAY, MR. COLANGELO, MR DOUGHERTY

Nays: NONE

Abstain: NONE

Absent: MR. NEFF

**PB19-04, Block 36, Lot 10, 95 Asbury Ave. (Christina Hendrickson)** –Application for Bulk Variance

At 7:39 Mr. Hawley recused himself.

Mr. Steib listed the exhibits which to his knowledge were to be presented: A-1 Zoning Denial from Zoning Official Michelle Clark dated April 2, 2019; A-2 Variance Application from Christina Hendrickson dated March 21, 2019; A-3 Survey prepared by Azimuth Land Surveying Co., Inc. dated February 12, 2002; A-4 Modified Survey Variance Plan prepared by Azimuth Land Surveying Co., Inc.; A-5 Survey prepared by Azimuth Land Surveying Co., Inc. with handwritten notations and an alternative pool location in an L-shaped configuration; A-6 Review Report #1 prepared by CME Associates dated June 4, 2019; A-7 Review Report #2 prepared by CME Associates dated June 27, 2019.

At 7:40 Christina Hendrickson, 95 Asbury Avenue, was sworn in. Mrs. Hendrickson presented the board with Exhibit A-8, an updated survey based on recommendations from CME Associates prepared by The Cannon Group dated June 21, 2019, and Exhibit A-9, a Pool Grading Plan prepared by the Cannon Group dated June 21, 2019. Mrs. Hendrickson described her proposal for a family pool on a small irregular sized lot and stated that she has chosen the smallest pool possible for a family of six. Mrs. Hendrickson stated that her property is 50 feet wide, which won't allow for the pool to come the required 10 feet off of the property line. She stated that she is asking for a variance for the pool to come 5 feet off of her property line. Mrs. Hendrickson made it known that she has been working and consulting with an engineer whose main concern was water runoff onto her neighbors' properties. She stated that a dry well is being built with rocks which is 4 times larger than necessary to protect the neighboring properties. At this point Mrs. Hendrickson presented the board with Exhibit A-10, a pre and post runoff calculation prepared by the Cannon Group dated July 1, 2019. Dr. Cetron asked to be shown on the survey where the neighbors' houses are. Mrs. Hendrickson explained for the board and for the public. Ms. Drew asked if one of the neighbors had a pool. Mrs. Hendrickson answered that she thinks they have a hot tub. Dr. Cetron asked if all of the surrounding properties have houses on the far side. Mrs. Hendrickson answered yes. Ms. Drew asked Mr. Rohmeyer if a pool is an accessory building, Mr. Rohmeyer answered that it is an accessory structure. Dr. Cetron asked Mrs. Hendrickson if she made the required changes to her fence size, Mrs. Hendrickson answered yes. Mr. Rohmeyer asked if there would be any change in the grade at the property line, Mrs. Hendrickson answered no. Mr. Rohmeyer asked if the property sloped from front to the rear, Mrs. Hendrickson answered yes. Mr. Rohmeyer asked if Mrs. Hendrickson would be willing to install a silt fence during construction to protect the neighbors from runoff, Mrs. Hendrickson answered yes. Mr. Rohmeyer asked if the filter and heater are adjacent to the existing dwelling, Mrs. Hendrickson answered yes. Mr. Rohmeyer asked if Mrs. Hendrickson understood that she must pump the pool towards the street, she confirmed that she understood. Mr. Rohmeyer asked about the removal of all materials from the site after excavation, and Mrs. Hendrickson confirmed that the pool company would remove it. Dr. Cetron made it known that he had concerns about the noise factor with kids playing in the pool, but believed that this would be resolved by the fact that the neighbors' houses are on the far side of their properties. At 7:54 Mr. Colangelo asked for a motion to approve the application.

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MRS. MURRAY MOVED TO APPROVE PB19-04, SECONDED BY DR. CETRON.

Ayes: MR. CACCAMO, DR. CETRON, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. DOUGHERTY, MS. DREW, MR. MCGOLDRICK, MR. ILLIANO

Nays: NONE

Abstain: NONE

Absent: DR. KLOBY, MR. NEFF

Recused: MR. FLIGOR, MR. HAWLEY

**PB19-07, Block 96, Lot 16.0, 27 Third Ave. (Ryan and Nicole Hall)** –Application for Minor Subdivision, Use and Bulk Variance

Mr. Steib listed the exhibits which to his knowledge were to be presented: A-1 Application for Minor Subdivision by Ryan and Nicole Hall dated May 10, 2019; A-2 Application for Variance by Ryan and Nicole Hall dated May 10, 2019; A-3 Zoning Review from Zoning Officer Michelle Clark dated May 16, 2019; A-4 Boundary and Topographic Survey prepared by French and Parello Associates dated April 8, 2019; A-5 Preliminary and Final Minor Subdivision Plans prepared by French and Parello Associates dated April 12, 2019; A-6 Architectural Elevation and Floor Plan #1345 prepared by Kellenyi Johnson Wagner Architects dated May 1, 2019- revised July 1, 2019; A-7 Review #1 from CME Associates dated June 24, 2019; A-8 Architectural Elevation and Floor Plans #1345B prepared by Kellenyi Johnson Wagner Architects dated May 10, 2019- revised July 1, 2019; A-9 Architectural Elevation and Floor Plans #1345 prepared by Kellenyi Johnson Wagner Architects revised July 24, 2019; A-10 Architectural Elevation and Floor Plans #1345B prepared by Kellenyi Johnson Wagner Architects revised July 24, 2019; A-11 Review #2 from CME Associates dated August 7, 2019.

Attorney John Giunco was present on behalf of the applicant. Mr. Giunco listed all variances associated with the application.

At 7:59 Eric Wagner, 21 Peters Place, Red Bank was sworn in as a licensed architect. Mr. Wagner listed his licenses and experience and was accepted as a witness. Mr. Giunco asked Mr. Wagner to describe the proposed structures. Mr. Wagner described in detail two two-story “sea shore colonial” style houses with gables, dormers, cellars and a garage on one. He stated that he believes that the style of the houses will fit well into the neighborhood. Mr. Giunco asked Mr. Wagner if he examined the property, Mr. Wagner answered yes and described the property in detail. He then described the exterior and floor plans for both houses. Mr. Pepe asked how many habitable floors there would be, Mr. Wagner answered two and a half stories. Mr. Giunco asked about the floor area ratio, and Mr. Wagner answered that lot 16.03 has a proposed FAR of .49 where .40 is allowed, and lot 16.04 is not much bigger. Mrs. Murray asked why the attic has a deck if it is not habitable, Mr. Wagner answered for the view. Mrs. Murray stated that there is no view from there. Mrs. Murray asked why there is a staircase going from a bedroom to the attic, Mr. Wagner answered for convenience. Dr. Cetron stated that the height of the attic doesn’t fit the definition of a half story. Mr. Pepe asked about the definition of “habitable”. Mr. Wagner explained that it is a construction term referring to whether something is a half story or not. Dr. Cetron stated that the attic storage areas appear to be bedroom or office spaces which makes the structure look like a three story house. Mr. Wagner replied that those spaces have no head room and are for eave storage. Mr. Caccamo stated that the stairs would be used to access the roof deck which he believed would have a view. Mrs. Murray asked if the deck is useable space, Mr. Caccamo answered that it is exterior space. At this point Mr. Colangelo asked for any questions from the public. Peter Lawrence, 24 Second Avenue, asked what the height of the current structure is. Mr. Wagner answered that it is a two-story structure with a gabled roof. Mr. Lawrence asked how much higher the proposed structure will be, Mr. Wagner answered not significantly higher. Mr. Lawrence asked about drainage, Mr. Wagner answered that drainage will be addressed and that they are

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not allowed to drain on to neighbors' properties. Sharon Ripkin, 24 Second Avenue, asked if the house on lot 16.04 will be as high as the house on lot 16.03. Mr. Wagner answered that it will be slightly higher. Ms. Ripkin stated that her house is right behind that structure and she is concerned about sunlight being blocked. Mr. Wagner replied that both structures are in compliance with the height ordinance. Mr. Fisher asked Mr. Giunco to explain FAR, Mr. Giunco explained. Sarah Chiles, 59 Third Avenue, stated that the notice she received said there would be a three and a half story structure, but now a two and a half story structure was being proposed. Ms. Chiles asked if the plans had changed. Mr. Wagner explained that they had clarified that the structures would have cellars, but that this had been listed wrong on the plans. He confirmed that these will be two and a half story structures. Ms. Chiles stated that she thinks the proposed structures will look stark compared to the other houses in the historic district, and asked if the applicants would be amenable to wood planks. Mr. Wagner stated that they would consider a cedar look but that the vinyl siding is for easy maintenance. Mr. Giunco made it known that everything is worthy of consideration. Kyle Shank, 43 Third Avenue, asked what the intended use for the second house is. Mr. Giunco answered that Mr. and Mrs. Hall will live in the house on lot 16.03 and will sell the house on lot 16.04. Mr. Shank pointed out that the proposed lots will be 5000 square feet where 7500 square feet is required. Mr. Giunco made it known that the applicants have asked for a lot area variance. Ms. Chiles made it known that the property has been remediated, and asked if any contaminants will be stirred up during construction. Mr. Giunco answered that the condition has been remediated, and that he would provide the board with a "No Further Action (NFA)" letter. Ms. Chiles asked if any further DEP permits are required. Mr. Wagner answered that the NFA letter must be supplied before filing for a demolition permit. Ms. Chiles asked Mr. Giunco what the contamination was. Mr. Giunco answered that a fuel tank had leaked and was removed some time ago.

At 8:39 Brian Decino, 1800 Route 34, Wall, was sworn in as a licensed engineer. He listed his licenses and experience and was accepted as a witness. Mr. Giunco asked Mr. Decino to describe the property, the layout of the subdivision, and the location of the houses. Mr. Decino described in detail the lot and current structure. At this time he submitted Exhibit A-12, a Site Plan, Grading Plan, Soil Erosion Plan, and a Landscape Plan. Mr. Decino described in detail the proposed improvements, the subdivision, and the location of the houses. He stated that he will be working with the Shade Tree Commission to plant trees that fit in with the neighborhood. Mr. Decino explained that the property slopes from high to low with the high point at the curb, and that they will try to direct the water runoff towards Third Avenue. He also made it known that the proposed lot will have less impervious coverage than the existing lot. Dr. Cetron asked if the grade will be raised towards the back. Mr. Decino answered that they will only be raising the grade between the two homes and explained the proposed grading plan in detail. Mr. Pepe asked for the comparison between the existing footprint and the proposed footprint. Mr. Decino answered that the existing structure has a footprint of 1712 square feet, and the proposed structures have footprints of 1250 square feet (lot 16.03) and 1188 square feet (lot 16.04). Mrs. Murray asked if the grade was being raised to make a cellar, and if so, how much. Mr. Decino answered 4/10 of a foot. Mr. Pepe asked if they were regrading to change the cellar/basement definition. Mr. Caccamo stated that he believed they are making the grade habitable for two houses. Mr. Decino stated that filling in is necessary to provide positive drainage and protect the neighboring properties. Mr. Pepe asked if the base of the proposed foundation will be comparable to the base of the existing foundation, Mr. Decino answered that one will be slightly higher, one will be slightly lower, and that this reflects the grade of the street. Mr. Giunco asked Mr. Decino to confirm that the runoff to the rear will be reduced by 50%, Mr. Decino confirmed. Mr. Pepe asked, referring to the porch, if the residents will need to drive around a cantilever post to get to the garage. Mr. Decino answered yes, and demonstrated on a plan for the board and the public how the residents will drive into the garage. Mr. Wagner made it known that there will be no post on the corner of the porch next to the driveway. Mrs. Murray asked about the height of the basement ceiling, Mr. Wagner answered 8 feet and that it is a cellar.

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At 9:01 Doug Rohmeyer, CME Associates, was sworn in. Mrs. Murray asked Mr. Rohmeyer how the cellar could have an 8 foot ceiling when the height of the first floor is 9'2", and are they staying at the same grade so that the garage doors will open, and Mr. Rohmeyer explained the changes in the grade. Mrs. Murray asked if there is a retaining wall, Mr. Rohmeyer answered that there is one depicted on the engineer's plan. A detailed discussion about property grade and water runoff followed. Mr. Giunco asked Mr. Decino to explain the difference between the proposed and existing grades, storm water drainage, and the driveways, and Mr. Decino gave a detailed explanation. Mr. Pepe asked Mr. Decino to confirm that habitable means a portion of the home that people can use, Mr. Decino confirmed. Mr. Hawley explained the dimensions for "habitable". Mrs. Murray asked how close the existing house and driveway will be to the property line, Mr. Decino answered 8 ½ feet. Mrs. Murray asked if cars will be able to turn around in the driveway and asked Mr. Rohmeyer if there is a calculation for this, Mr. Rohmeyer answered yes there is. Mr. Rohmeyer asked about any conveyance, collection, or infiltration system, Mr. Decino answered there could be an underground infiltration pipe and stone at the rear. Mr. Rohmeyer asked Mr. Decino if a curb could be added to stop water flow, Mr. Decino answered yes. Mr. Rohmeyer stated that he agrees with the requested variances, and that both properties are close to the basement definition, and asked about the direction of the roof liters. Mr. Decino answered that the ones in the front will be directed towards Third Avenue, and the ones in the back can be directed to a rear stone trench. Mr. Giunco made it known that Mr. Decino will have to design a drainage plan that Mr. Rohmeyer finds acceptable, Mr. Decino confirmed that he understood. At this point Mr. Colangelo asked for public questions. Chris Parmigiani, 33 Third Avenue, asked where the water from lot 16.04 was going to flow, Mr. Decino answered toward Third Avenue. Mr. Parmesan asked what the distance will be between the two houses, Mr. Decino answered 20 feet total. Ms. Rifkin asked is it correct that the new home will be 8 feet deeper, Mr. Decino answered it will be deeper but not 8 feet. Ms. Rifkin asked if there was any room for compromise with the depth of the house as she feels that will be encroaching on her property. Mr. Decino answered that all of the set backs are within the ordinance and they are not asking for any rear set back variances. Mrs. Murray asked where the air conditioning units will be located, Mr. Wagner answered on the sides between the two houses. Mr. Rohmeyer made it known that this will be an "accessory set back". Mr. Caccamo stated that he thought with the opening between the two houses, Ms. Rifkin's house will receive more sunlight. Mr. Fisher asked about the allowed percentage of impervious coverage on a 5000 square foot lot, Mr. Rohmeyer answered 50%. Mr. Decino made it known that proposed lot 16.03 will have 48.82% impervious coverage and proposed lot 16.04 will have 30.4% impervious coverage. Mr. Fisher asked where snow from the driveway will be put after a large snow snowfall, Mr. Giunco answered this has not been discussed. Mr. Pepe asked Mr. Decino if the size of the trench in the back of the house could be increased, Mr. Decino answered yes. Mr. Fisher asked about parking and whether or not parking conditions for residents and the public will be made better or worse. Mr. Decino stated that he thinks parking conditions will improve. Mr. Fisher stated that as he sees it the public is losing two street parking spots, Mr. Pepe stated that they will gain a spot.

At 9:41pm Mr. Colangelo called for a 5 minute break.

At 9:50 Mr. Steib made it known that due to the time, the board would like to carry the Hall application to the September 12 meeting and asked Mr. Giunco if he would be amenable to this. Mr. Giunco stated that this was a reasonable request. At this time the board clarified all questions and issues that they would like to be addressed before the next meeting. Mr. Steib announced that **PB19-07, Block 96, Lot 16.0, 27 Third Ave. (Ryan and Nicole Hall)** –Application for Minor Subdivision, Use and Bulk Variance would be carried to the September 12, 2019 meeting at 7:30, 100 First Avenue, no further notice will be given.

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**PB19-09, Block 114, Lot 3, 89-93 First Ave (Winfield Management/Portland Real Estate) - Application for Change of Use**

Mr. Steib presented the exhibits which to his knowledge were to be presented: A-1 Application for Variance by Portland Real Estate, LLC dated July 18, 2019; A-2 Narrative of Intent; A-3 Survey prepared by James P. Deady Surveyor, LLC dated June 10, 2015; A-4 Zoning Review from Zoning Officer Michelle Clark dated July 24, 2019; A-5 Tenant Fit Out Plan prepared by S.O.M.E. Architects dated July 22, 2019.

Attorney Kevin Kennedy was present representing the applicant. Mr. Kennedy made it known that the applicant was seeking approval for an application for a change of use to utilize approximately 1700 square feet of restaurant space for office space, and that there were no known variances.

At 9:56 Peggy Austin, 12771 North West Mariner Court, Palm City, FL was sworn in. Mr. Kennedy asked Ms. Austin to confirm that Portland Real Estate, LLC was the owner of 89-93 First Avenue, Ms. Austin confirmed that yes they are. Mr. Kennedy asked how long they have owned the property, Ms. Austin answered about 4 or 5 years. Mr. Kennedy asked Ms. Austin if she was familiar with the property, she answered yes. Ms. Austin described the property in detail. Mr. Cetron asked how is the current vacant space accessed, Mr. Austin answered from First Avenue and from the court yard. Mr. Kennedy asked if there will be any connection between Una Pizza and the proposed office space, Ms. Austin answered no. Mr. Kennedy asked if they had a signed tenant for the proposed office space, Ms. Austin answered not yet. Mr. Kennedy asked about how many employees are anticipated to be working in the proposed office space, Ms. Austin answered 5. Mr. Kennedy asked what will the hours be for the proposed office space, Ms. Austin answered typical office hours, approximately 8am to 5-6pm. Mr. Kennedy asked if any large deliveries or large trucks can be expected, Ms. Austin answered no, just typical UPS and FedEx deliveries. Ms. Austin also asked the board for some flexibility as to how the proposed office space will be used, as there is no signed tenant at this time. At this time Ms. Austin described the proposed office space in detail. Mr. Kennedy asked about any proposed changes, Ms. Austin replied that they will be removing the original decrepit windows and replacing them with same sized new windows. Mr. Kennedy asked Ms. Austin about an ADA approved ramp, Ms. Austin made it known that the original wooden stairs and platform had to be demolished and will need to be replaced with an extensive and elaborate ramp for ADA purposes, however they are considering an electronic lift instead. Mr. Kennedy made it known that if the application is approved, the board and Mr. Rohmeyer will need to see detailed plans for the ramp or lift, Ms. Austin confirmed that she understood. Mr. Kennedy asked about trash, Ms. Austin answered that there used to be a dumpster which was removed and replaced by several large trash cans. She also mentioned that a property manager comes once a week to clean up the court yard. Mr. Kennedy asked what kind of noise can be expected from the proposed office space, Ms. Austin answered typical office noises like phones and fax machines. Mr. Kennedy asked about lighting, Ms. Austin answered that there will be another light installed by the entry door. Mr. Kennedy asked if they would be willing to install more lighting if necessary, Ms. Austin replied that they will do whatever it takes. Mr. Kennedy asked about signage, Ms. Austin replied that any signage will be within Borough regulations and will consist of lettering on windows. Mr. Kennedy asked about parking, Ms. Austin answered that tenants will use the municipal parking lot. Mr. Kennedy asked if there will be any change to the footprint, location or size of the building, Ms. Austin answered no. Mr. Kennedy asked if there will be any construction aside from the ramp or lift, Ms. Austin answered no. At this time Mr. Colangelo asked for any questions from the board. Dr. Cetron asked if the ramp or lift will be big enough to accommodate a scooter, and made it known that it will also need to be big enough to accommodate a first aid stretcher. Ms. Austin confirmed that she understood. Mr. Colangelo asked if there will be a secondary entrance into the office space, Ms. Austin answered no. Mr. Pepe asked if they would also be constructing a new staircase along with the ramp or lift, Ms. Austin answered yes. Mr. Colangelo called for board discussion. Dr. Cetron made it known that the basement is a fire hazard and will need to

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be cleaned up, and that a key to the pizza restaurant will need to be provided for the fire marshal, Ms. Austin confirmed that she understood. At 10:14 Mr. Colangelo asked for a motion to approve the application.

DR. CETRON MOVED TO APPROVE PB19-09, SECONDED BY MRS. MURRAY.

Ayes: MR. HAWLEY, MR. CACCAMO, DR. CETRON, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. DOUGHERTY, MS. DREW, MR. MCGOLDRICK.

Nays: NONE

Abstain: NONE

Absent: DR. KLOBY, MR. NEFF

Recused: MR. FLIGOR

**Adjournment**

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

DR. CETRON MOVED TO MOVE INTO EXECUTIVE SESSION AT 10:15 PM, SECONDED BY MRS MURRAY. BY VOICE VOTE ALL AGREED.

Christine Burke  
Planning Board Secretary