

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
February 6<sup>th</sup>, 2020**

**WORKSHOP MEETING: 7:00pm**

**Roll Call**                      **Members Present** – Mr. Boms, Mr. Hawley, Mr. Caccamo, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz  
**Members Absent** – Mr. Dougherty, Mr. Pepe, Dr. Kloby, Mr. Krupinski, Mr. Illiano

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.

**Pending Litigation** – Mr. Steib announced that the Denholtz trial had been scheduled for February 24<sup>th</sup>, 2020.

At 7:31pm Mr. Krupinski arrived.

**Other Business:**

Adoption of Annual Report-

MRS. MURRAY MOVED TO APPROVE THE ADOPTION OF THE ANNUAL REPORT, SECONDED BY MR. HAWLEY.

Ayes: MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY, MR. PEPE, DR. KLOBY, MR. ILLIANO

Discussion of Resolution 186-2019:

Mr. Colangelo made it known that Resolution 186-2019 (Mother Teresa Regional School) had been passed at the November 6<sup>th</sup>, 2019 Council Meeting, and that the new Mayor and Council would like to move forward with the process, which could take several months. Mr. Steib made it known that the Planning Board is to decide whether or not this is an area in need of redevelopment, and described this process in detail, which included engaging a planner to undertake a study and holding a public hearing. Mr. Colangelo made it known that he had received a proposal from planner Andy Thomas, and that Miss Burke had reached out to Atlantic Highlands Elementary School regarding the use of their auditorium for late March through April for a hearing. Mr. Colangelo announced that the proposal for the study from Mr. Thomas was for \$6500.00 and asked for a motion to accept this amount.

MR. MCGOLDRICK MOVED TO ACCEPT MR. THOMAS'S PROPOSAL OF \$6500 FOR REPORT, SECONDED BY MR. SONNEK-SCHMELZ. BY VOICE VOTE ALL AGREED.

July 2<sup>nd</sup> Meeting:

Mr. Colangelo announced that the Atlantic Highlands fireworks will be held on July 2<sup>nd</sup> of this year, which is the same night as the July Planning Board meeting. Therefore, due to parking restrictions, the meeting would be moved to July 16<sup>th</sup> which is the third Thursday of the month, and public notice would be published.

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

MR. NEFF MOVED TO ADJOURN THE WORKSHOP MEETING, SECONDED BY MR. BOMS. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Workshop Meeting Adjourned at 7:19pm.

Christine Burke  
Planning Board Secretary

**PLANNING BOARD  
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February 6<sup>th</sup>, 2020**

**REGULAR MEETING: 7:19pm**

**Roll Call**

**Members Present** – Mr. Boms, Mr. Hawley, Mr. Caccamo, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz, Mr. Krupinski

**Members Absent** – Mr. Dougherty, Mr. Pepe, Dr. Kloby, Mr. Illiano

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

**Approval of Minutes for the January 2<sup>nd</sup>, 2020 Meeting**

MR. BOMS MOVED TO APPROVE THE MEETING MINUTES FOR JANUARY 2, 2020, SECONDED BY MR. NEFF.

Ayes: MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY, MR. PEPE, DR. KLOBY, MR. ILLIANO

**Approval of Attorney's Voucher for December 2019 in the amount of \$ 4,784.75**

MR. MCGOLDRICK MOVED TO APPROVE THE ATTORNEY'S VOUCHER FOR DECEMBER 2019 IN THE AMOUNT OF \$4,784.75, SECONDED BY MR. SONNEK-SCHMELZ.

Ayes: MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANGELO, MR. SONNEK-SCHMELZ, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY, MR. PEPE, DR. KLOBY, MR. ILLIANO

**PB19-12, Block 107, Lot 7, 11 West Lincoln Ave (Muradi) – Memorialize Resolution for Application for Use and Bulk Variance**

Mr. Sonnek-Schmelz made it known that he would like to change the language regarding putting the tenants' rights to parking in the lease. Mr. Steib replied that he would amend page 28 of the Resolution and send it to Miss Burke.

MR. SONNEK-SCHMELZ MOVED TO MEMORIALIZE PB19-12, SECONDED BY MR. CACCAMO.

Ayes: MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MR. COLANGELO, MR. SONNEK-SCHMELZ

Nays: NONE

Abstain: NONE

Absent: NONE

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**PB19-14, Block 87, Lots 12&13, 29 East Garfield (Monmouth Builders/Brian Gill) – Application for Minor Subdivision and Bulk Variance**

Mr. Steib reminded the board that this was a continuation hearing and no notice had been required. Mr. Steib made it known that to his knowledge there were three new exhibits to be presented: A-11 Elevation and Floor Plan prepared by Anthony Condouris Architect dated December 11<sup>th</sup>, 2019; A-12 Subdivision Plan prepared by Richard A. Stockton dated July 8<sup>th</sup>, 2019 revised January 13<sup>th</sup>, 2020; A-13 Review #2 of CME Associates dated February 6<sup>th</sup>, 2020.

Attorney Richard Tilton was present on behalf of Kevin Kennedy. Mr. Tilton reminded the board that the applicant was seeking to subdivide the property and that there was an existing house on lot 12 which was currently being renovated by Mr. Gill. Mr. Tilton made it known that Mr. Gill was also seeking to remove a garage at the rear of the property, and construct a new residence on lot 13. Mr. Tilton also made it known that the neighbor to the east had had concerns about the location of the driveway, and that this had been amended on the new plans.

At 7:33pm Brian Gill was sworn in. Mr. Gill made it known that at the December Planning Board meeting his intention was to sell the proposed new home, but now his intention was to live in it. Mr. Gill described the new floor plans, pointing out that the new home was being built in a “Dutch Colonial” style with a garage on the right hand side. Mr. Gill stated that one tree may have to be removed, and that he would be replacing an existing wooden fence, which had been discussed with a neighbor. Mr. Tilton presented Exhibit A-14a Up Close Picture of Garage and Exhibit A-14b Picture of Garage from Sidewalk to the board, noting that the garage was in poor condition. Mr. Tilton also presented Exhibit A-15a Picture of Fence at Back of Property and Exhibits A-16a, b, and c Pictures of House being Renovated to the board. Mr. Gill made it known that he had taken pictures of houses on 50’ lots on East Garfield Avenue and presented Exhibits A-17a-l Pictures of Houses on 50’ Lots to the board. Mrs. Murray asked about the square footage of the existing home, Mr. Gill estimated about 3,000 square feet. Mrs. Murray asked why Mr. Gill wouldn’t want to just live in the existing home, Mr. Gill answered that he would like to live in a new home. Mr. Sonnek-Schmelz asked about the square footage of other homes on the block, Mr. Gill estimated about 2,000 square feet, and made it known that he would be willing to make the proposed home smaller. Mr. Sonnek-Schmelz asked if there had ever been a house on lot 13, Mr. Gill answered no, but he believed that this had always been the intention. Mr. Rohmeyer asked about the location of the air conditioner units for the new home, Mr. Gill answered that he preferred the left side but was amenable to moving it. Mr. Rohmeyer made it known that improvements would need to be completed prior to filing for a subdivision, including the removal of the garage and portion of the driveway, and overhead service to the existing house. Mr. Gill agreed to this.

At 8:02pm Richard Stockton was sworn in. Mr. Stockton described the revised plans in detail, pointing out that the house was set back far enough so that a car can be in the garage, and outside the garage door, and still be behind the front set back. Mr. Stockton made it known that pushing the house back does not create a problem with lot coverage, and that removing the garage and driveway will reduce impervious coverage. Mr. Colangelo asked what will become the driveway for the new house, Mr. Stockton answered the proposed driveway is up against the boundary line, and two cars will fit in the front yard set-back area. Mr. Rohmeyer asked about landscaping, Mr. Stockton answered it would be used for screening, or a buffer, on the west side of the property, and on the east side there were two existing trees which will remain. Mr. Rohmeyer expressed concern about planting behind the sidewalk, and blocking the sight of the street from the driveway, and asked Mr. Stockton if he was amenable to removing that landscaping, Mr. Stockton agreed. Mr. Rohmeyer asked about drainage patterns and run off being directed towards East Garfield Avenue, Mr. Stockton confirmed yes, runoff will be directed towards the street.

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At this time Mr. Colangelo called for board discussion. Mr. Caccamo stated that he believed the house would not look out of place and would improve the neighborhood. Mr. Colangelo stated that he hoped Mr. Gill would truly live in the new proposed home, and he was happy that the neighbor was satisfied with the amended plans. Mrs. Murray pointed out that 75' is the ordinance for a reason, and that 50' lots would be too dense. Mr. McGoldrick agreed but stated that if the existing house was straddling the property line, it would be a different conversation. Mr. Krupinski stated that as it is now, lot 13 is unsightly. Mrs. Murray expressed concern about creating hardships on two lots. Mr. Steib made it known that by law, if there are two undersized lots where a house straddles the lot line, this is seen as an intention to merge lots. Mr. Neff stated that he believed two houses would look nice, but that he believed they were squeezing the second house in. Mr. Hawley stated that he could see both sides of the argument, but that there are odd lots all over town, and some have hardships and some don't.

MR. CACCAMO MOVED TO APPROVE PB19-14, SECONDED BY MR. MCGOLDRICK.

Ayes: MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MR.  
COLANGELO, MR. KRUPINSKI

Nays: MRS. MURRAY

Abstain: NONE

Absent: DR. KLOBY

**Adjournment**

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

MR. NEFF MOVED TO ADJOURN THE REGULAR MEETING AT 8:27PM, SECONDED BY MR. MCGOLDRICK. BY VOICE VOTE ALL AGREED.

Christine Burke  
Planning Board Secretary