

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
March 5th, 2020**

WORKSHOP MEETING: 7:00pm

Roll Call

Members Present – Mr. Dougherty, Mr. Boms, Mr. Caccamo, Mr. Neff, Mr. Pepe, Mr. Colangelo, Dr. Kloby, Mr. Krupinski

Members Absent – Mr. Hawley, Mr. McGoldrick, Mrs. Murray, Mr. Sonnek-Schmelz

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 appeal had been tried the week prior, and that the judge had reserved his decision, but would try to get his decision out quickly.

Other Business: Mr. Colangelo announced that Mr. Thomas's report regarding Mother Teresa Regional School is due on March 23rd, and that the noticing requirements for the special meeting will take about 17 days. Mr. Colangelo made it known that he has been looking into dates at the Senior Center and at Atlantic Highlands Elementary School for the meeting, and that the elementary school will be closed from April 8th through the following week. The special meeting date will also depend on the availability of the experts. Mr. Boms made it known that he had brought the Planning Board's recommendations up at the last Council Meeting, and that the Council will review them at their next meeting.

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

MR. BOMS 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 7:04pm.

Christine Burke
Planning Board Secretary

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
March 5th, 2020**

REGULAR MEETING: 7:04pm

Roll Call

Members Present – Mr. Dougherty, Mr. Boms, Mr. Caccamo, Mr. Neff, Mr. Pepe, Mr. Colangelo, Dr. Kloby, Mr. Krupinski

Members Absent – Mr. Hawley, Mr. McGoldrick, Mrs. Murray, Mr. Sonnek-Schmelz

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

Approval of Minutes for the February 6th, 2020 Meeting

DR. KLOBY MOVED TO APPROVE THE MEETING MINUTES FOR FEBRUARY 6th, 2020, SECONDED BY MR BOMS.

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

Nays: NONE

Abstain: MR. DOUGHERTY, MR. PEPE, DR. KLOBY

Absent: MR. HAWLEY, MR. MCGOLDRICK, MRS. MURRAY, MR. SONNEK-SCHMELZ

Approval of Attorney's Voucher for January 2020 in the amount of \$3,604.50

MR. DOUGHERTY MOVED TO APPROVE THE ATTORNEY'S VOUCHER FOR JANUARY 2020 IN THE AMOUNT OF \$3,604.50, SECONDED BY MR. PEPE.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. CACCAMO, MR. NEFF, MR. PEPE, MR. COLANGELO, DR. KLOBY, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. HAWLEY, MR. MCGOLDRICK, MRS. MURRAY, MR. SONNEK-SCHMELZ

Memorialize Resolution Appointing Thomas Planning Associates for Redevelopment Report

MR. NEFF MOVED TO MEMORIALIZE THE RESOLUTION APPOINTING THOMAS PLANNING ASSOCIATES FOR REDEVELOPMENT REPORT, SECONDED BY DR. KLOBY.

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

Nays: NONE

Abstain: NONE

Absent: MR. HAWLEY, MR. MCGOLDRICK, MRS. MURRAY, MR. SONNEK-SCHMELZ

Memorialize Resolution Adopting Annual Report of Planning Board

MR. NEFF MOVED TO MEMORIALIZE THE RESOLUTION ADOPTING THE ANNUAL REPORT OF THE PLANNING BOARD, SECONDED BY MR. BOMS.

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

Nays: NONE

Abstain: NONE

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
March 5th, 2020**

Absent: MR. HAWLEY, MR. MCGOLDRICK, MRS. MURRAY, MR. SONNEK-SCHMELZ

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

MR. BOMS MOVED TO MEMORIALIZE PB19-14, SECONDED BY MR. KRUPINSKI.

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

Nays: NONE

Abstain: NONE

Absent: MR. HAWLEY, MR. MCGOLDRICK, MR. PEPE

PB20-01 Tahamont/Tenney Block 132, Lot 10-108 Bay Ave- Application for Bulk Variance

Mr. Steib announced that service for this application was in order and the board had jurisdiction to hear the application. Mr. Steib listed the exhibits which to his knowledge were to be presented: A-1 Zoning Review of Zoning Officer Michelle Clark dated January 9th, 2020; A-2 Application of Elise Tenney and Vincent Tahamont dated January 7th, 2020; A-3 Survey prepared by Richard A. Stockton & Associates dated May 4th, 2020; A-4 Survey prepared by Richard A. Stockton & Associates prepared May 4th, 2019 with Hand-Drawn Mudroom Location; A-5 Construction Drawing with Elevation and Floor Plan dated January 2nd, 2020; A-6 Review #1 of CME Associates dated January 21st, 2020.

At 7:09pm Elise Tenney and Vincent Tahamont, 32 Center Avenue, Atlantic Highlands, were sworn in. Mr. Tahamont presented Exhibit A-7 Board Exhibit with Photograph of Side of Home, a Public Notice, and Elevation and Color Elevation Renderings. Mr. Tahamont made it known that the existing mudroom is about 4.5 feet off the side of the house and currently has no doors. Mr. Tahamont also made it known that he was proposing to build the mudroom out to 5.5 feet off of the side of the house and enclose it with a door. Mr. Tahamont stated that the house is small, with little closet space, and the mudroom will be located off of the driveway, so the door will be used for entering and exiting the house. Mr. Neff asked Mr. Tahamont to confirm that he is not building back further, he is just bumping the structure out, Mr. Tahamont confirmed yes, they are bumping the structure out one foot. Mr. Neff asked if the structure will extend past the house, Mr. Tahamont confirmed no, it will not. Mr. Neff asked if there will be room in the driveway for a car to get past, Mr. Tahamont confirmed yes, and if necessary two cars could be fit in. Mr. Caccamo asked Mr. Tahamont to confirm that the proposed structure won't take away from parking, Mr. Tahamont confirmed, no, the proposed structure will not take away from parking. Mr. Rohmeyer asked Mr. Tahamont to confirm that the footprint of the proposed structure is 5' 6" by 8', Mr. Tahamont confirmed yes, that is the footprint. Mr. Rohmeyer made it known that the required side yard set-back is 10', and the proposed set back is 6.6'. Mr. Rohmeyer also made it known that the staircase may require a landing, and Mr. Tahamont stated that he will add a landing if necessary. Mr. Rohmeyer made it known that there may be a building code requiring a landing, and asked the board if they were comfortable with approving the application on the condition that a landing may be required. The Board agreed to this. Mr. Colangelo pointed out that there were two sheds indicated on the survey of the property, Mr. Tahamont and Ms. Tenney made it known that one of the sheds had been removed. At this point Mr. Colangelo called for

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
March 5th, 2020**

Board discussion. Mr. Colangelo stated that he believed they are improving the floor area ratio of the home. Mr. Pepe stated that he believed they are improving access to the house.

MR. DOUGHERTY MOVED TO APPROVE PB20-01, SECONDED BY MR. PEPE.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. CACCAMO, MR. NEFF, MR. PEPE, MR. COLANGELO,
DR. KLOBY, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. HAWLEY, MR. MCGOLDRICK, MRS. MURRAY, MR. SONNEK-SCHMELZ

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 7:23PM, SECONDED BY MR. PEPE. BY VOICE VOTE ALL AGREED.

Christine Burke
Planning Board Secretary