

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
July 2, 2020**

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands, was held on July 2, 2020 via ZOOM Conference Meeting. Instructions on how to join the meeting were posted on the Borough website, Borough Face Book page, and at Borough Hall.

WORKSHOP MEETING: 7:14pm

Roll Call **Members Present** – Mr. Dougherty (via Zoom), Mr. Boms (via Zoom), Mr. McGoldrick (via Zoom), Mr. Neff (via Zoom), Mrs. Murray (via Zoom), Mr. Colangelo, Mr. Sonnek-Schmelz (via Zoom), Mr. Krupinski (via Zoom), Mr. Curry (via Zoom)

Members Absent – Mr. Hawley, Mr. Caccamo, Mr. Pepe, Dr. Kloby

Also present were Michael Steib, Board Attorney; Douglas Rohmeyer, Board Engineer (via Zoom), Michelle Clark, Board Secretary and Lori Hohenleitner, assisting with Zoom meeting.

Chairman Colangelo called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. Chairman Colangelo stated that notice of this meeting has been transmitted to the Asbury Park Press and the Two River Times, continuously posted in the Borough Hall on a bulletin board reserved for such announcements and filed in the office of the Municipal Clerk, on January 02, 2020. He read the “Open Public Meetings Act” compliance statement and stated that formal action would be taken.

Mr. Colangelo called for a moment of silent prayer followed by the Pledge of Allegiance.

Public Comment – There were no public comments.

Pending Litigation – Mr. Steib announced that they are still awaiting a decision on the Denholtz matter.

Other Business: There was no other business.

MR. DOUGHERTY MOVED TO ADJOURN THE WORKSHOP MEETING, SECONDED BY MR. BOMS AND APPROVED BY UNANIMOUS VOICE VOTE.

There being no further business to come before the Board, the Workshop Meeting Adjourned at 7:17 PM.

Michelle Clark
Planning Board Secretary

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REGULAR MEETING: 7:17pm

Roll Call

Members Present – Mr. Dougherty (via Zoom), Mr. Boms (via Zoom), Mr. McGoldrick (via Zoom), Mr. Neff (via Zoom), Mrs. Murray (via Zoom), Mr. Colangelo, Mr. Sonnek-Schmelz (via Zoom), Mr. Krupinski (via Zoom), Mr. Curry (via Zoom)

Members Absent – Mr. Hawley, Mr. Caccamo, Mr. Pepe, Dr. Kloby

Also present were Michael Steib, Board Attorney; Douglas Rohmeyer, Board Engineer (via Zoom), Michelle Clark, Board Secretary and Lori Hohenleitner, assisting with Zoom Meeting.

Approval of Minutes for the June 4, 2020 Meeting

MRS. MURRAY MOVED TO APPROVE THE MINUTES OF THE JUNE 4, 2020 PLANNING BOARD MEETING, SECONDED BY MR. MCGOLDRICK, AND APPROVED BY THE FOLLOWING ROLL CALL VOTE.

Ayes: Mr. Dougherty, Mr. Boms, Mr. McGoldrick, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz, Mr. Krupinski, Mr. Curry

Nays: None

Abstain: Mr. Neff

Absent: Mr. Hawley, Mr. Caccamo, Mr. Neff, Dr. Kloby

Approval of Attorney's Voucher for May 2020 in the amount of \$1,930.50

MRS. MURRAY MOVED TO APPROVE THE ATTORNEY'S VOUCHER FOR MAY 2020 IN THE AMOUNT OF \$1,930.50, SECONDED BY MR. DOUGHERTY, AND APPROVED BY THE FOLLOWING ROLL CALL VOTE

Ayes: Mr. Dougherty, Mr. Boms, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz, Mr. Krupinski, Mr. Curry

Nays: None

Abstain: None

Absent: Mr. Hawley, Mr. Caccamo, Mr. Pepe, Dr. Kloby

PB20-04, Block 8, Lot 36, 24 Belvidere Road (Kett) – Memorialize Resolution Granting Variance Approval

MRS. MURRAY MOVED TO MEMORIALIZE PB20-04, SECONDED BY MR. DOUGHERTY.

Ayes: Mr. Dougherty, Mr. Boms, Mr. McGoldrick, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz

Nays: None

Abstain: None

Absent: Mr. Hawley, Mr. Pepe

PB20-08 Block 122, Lot 1, 26 W Highland Avenue (P&C Realty) - Application for Expansion of a Non-Conforming Use

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Mr. Steib explained that the applicant did not notice for tonight's meeting. Application will be rescheduled for September 3, 2020 and notice will be required

PB20-11, Block 28 Lot 26, 124 East Washington (Finkelstein) - Application for Subdivision

Mr. Steib announced that the applicant did not notice for tonight's meeting. He said that the application will be rescheduled for August 6, 2020 and notice will be required.

PB20-10 Block 133, Lot 9, 95 Bay Avenue (Hrbek) – Application for Bulk Variance.

Mr. Steib announced that he reviewed service, service is in order and the Board does have jurisdiction to hear this matter. He did note that although the applicant did supply a copy of the newspaper containing the notice of publication they would need to supply an Affidavit of Notice for the file. Erica Manganelli and Michael Hrbek were present and sworn. Mr. Steib listed the exhibits which the Board has received to date. Exhibit A-1, Zoning Denial from Zoning Officer, Michelle Clark. Exhibit A-2, Application for Variance for Michael Hrbek and Erica Manganelli. Exhibit A-3, Survey of 95 Bay Avenue, Block 133, Lot 9, prepared by Thomas Craig Finnegan, dated October 25, 2019. Exhibit A-4, Elevations for 95 Bay Avenue, prepared by EP Architectural Designs, LLC, dated March 21, 2020. Exhibit A-5, Review #1 from Board Engineer, CME Associates, dated May 19, 2020. Ms. Manganelli explained that this was Mr. Hrbek's Grandmother's home and they are moving in with her to care for her. She explained that this is a 95 year old house with one bathroom and they need to make it bigger so that they can all live there. Ms. Manganelli went through Mr. Rohmeyer's letter item by item with the following comments. Number eight, she explained that the house was not big enough. Item B, in response to the storm water runoff, the liters will be pointed to the back of the house and they will be removing the deck and replacing with a patio. Item C, landscaping will be done when the house is finished. Item D, the existing driveway can fit two cars. Mr. Rohmeyer asked how many bedrooms exist now and how many there will be after the work is complete. Ms. Manganelli said that there are three bedrooms now and there will be three bedrooms when complete. Mr. Rohmeyer said that there is ample space to support the parking. Item E, The covered front porch will be extended with the addition, for summer use only. Ms. Manganelli then showed some pictures of the house showing different angles. Mr. Rohmeyer asked if the rear addition would stay in line with the existing house. Ms. Manganelli said that it would. Mr. Colangelo asked if the roof design would remain the same. Ms. Manganelli said that it would. Mr. Colangelo asked for Board Questions. Mr. Dougherty asked if they would maintain the same driveway. Ms. Manganelli said that they would. There were no other Board questions. Mr. Colangelo asked for questions from the Public. There were no public questions. Mr. Colangelo asked for Board Discussion. Mrs. Murray said that it was great that Grandma would be able to stay in her home.

MRS. MURRAY MOVED TO APPROVE APPLICATION PB20-10 AS PRESENTED TONIGHT, SECONDED BY MR. McGoldrick.

Ayes: Mr. Boms, Mr. McGoldrick, Mr. Neff, Mrs. Murray, Mr. Colangelo, Mr. Sonnek-Schmelz, Mr. Krupinski, Mr. Curry

Nays: None

Abstain: Mr. Dougherty

Absent: Mr. Hawley, Mr. Caccamo, Mr. Pepe, Dr. Kloby

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Adjournment

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

MR. BOMS MOVED TO ADJOURN THE REGULAR MEETING AT 7:39 PM, SECONDED BY MRS. MURRAY AND APPROVED BY VOICE VOTE.

Michelle Clark
Planning Board Secretary