**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

The Special Meeting of the Planning Board of the Borough of Atlantic Highlands, was held on September 3rd, 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: 7:01pm**

**Roll Call** **Members Present** – Mr. Dougherty (via zoom), Mr. Boms (via zoom), Mr. Hawley(via zoom), Mr. Neff(via zoom), Mr. Colangelo , Mr. Sonnek-Schmelz(via zoom), Mr. Krupinski(via zoom), Mr. Burke (via Zoom) Mr. Curry (via zoom) Mr. Caccamo (via Zoom), Mr. Pepe (via Zoom), Mr. McGoldrick (via Zoom)

**Members absent**- Mrs. Murray

Michael Steib was present as Board Attorney. Douglas Rohmeyer was present via Zoom Conference Meeting 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. 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 of Atlantic Highlands, on January 02, 2020.  He read the “Open Public Meetings Act” compliance statement and stated that formal action would be taken.

Mr. Colangelo made it known that he, attorney Michael Steib and Planning Board Secretary Kelly Snyder were present in Borough Hall, along with Councilwomen Lori Hohenleitner to run the zoom meeting.

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. There were no public comment.

**Pending Litigation** – Mr. Steib announced there was a decision in the Denholtz matter. The final judgement is still in question. A conference is scheduled for 9/4/20 to finalize an order.

**Other Business**: Mr. Colangelo requests all board members to state their name prior to making a motion to better clarify for Mrs. Snyder.

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

There being no further business to come before the Board, the Workshop Meeting Adjourned at 7:06PM.

Kelly Snyder

Planning Board Secretary

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

**REGULAR MEETING: 7:06pm**

**Roll Call** **Members Present** – Mr. Dougherty (via zoom), Mr. Boms (via zoom), Mr. Hawley(via zoom), Mr. Neff(via zoom), Mr. Colangelo , Mr. Sonnek-Schmelz(via zoom), Mr. Krupinski(via zoom), Mr. Burke (via Zoom) Mr. Curry (via zoom) Mr. Caccamo (via Zoom), Mr. Pepe (via Zoom), Mr. McGoldrick (via Zoom)

**Members absent**- Mrs. Murray

**PB20-11, Block 28, Lot 26, 124 E Washington (Finkelstein)-Memorialize Resolution Granting Approval of subdivision.**

MR. DOUGHERTY MOVED TO APPROVE PB20-11 SECONDED BY MR. SOONEK-SCHMELZ.

Ayes: MR. DOUGHERTY, MR. BOMS, MR. MCGOLDRICK, MR. NEFF, MR. COLANGELO, MR. SONNEK-SCHMELZ, MR. KRUPINSKI, MR. CURRY

Nays: NONE

Abstain: NONE

Absent: NONE

**PB20-08, Block 122, Lot 1, 26 West Highland Avenue (P&C Realty)-Application for Use Variance**

Mr. Steib announced that he reviewed service, service is in order and the Board does have jurisdiction to hear this matter. Mr. Steib listed the exhibits which the Board has received to date. Exhibit A-1, zoning review prepared by your zoning officer Michelle Clark dated 3/16/20. Exhibit A-2, application of Andrew Lashchyk, dated 3/2/20. Exhibit A-3 survey prepared by Azimuth Land surveying company, dated 12/19/14. Exhibit A-4, ground floor plan and details prepared by Zimbler architecture dated 10/24/19. Exhibit A-5 review from your engineer CME Associates, dated 4/29/20. Exhibit A-6, consent of owner, dated 9/2/20.

Mr. Steib announces Mr. Kennedy is representing the applicant, and requests that Mr. Kennedy clarify who the applicant is, because there is an LLC involved and an owner’s consent from Mr. Sabot. Mr. Colangelo also requests a list of witnesses.

Mr. Kennedy explains the application was submitted by the tenant directly, Frank Delaney, but the actual owners of the property are Peter and Ann Sabot. Mr. Kennedy gives an introduction and explains the proposed use for the variance request.

Mr. Steib swears in Mr. Frank Delaney. Mr. Delaney, a member of Power Pack LLC and existing tenant is seeking to expand the current facility. Mr. Delaney gives his back ground, and credentials in Sports Training. Mr. Kennedy had the variance of use approved in 2015, and Mr. Delaney has been operating ever since. Mr. Delaney gives an explanation of what CrossFit is. Mr. Kennedy addresses that CrossFit is

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

not a regular gym, members cannot just show up. They must be scheduled for a particular class, at the scheduled time. Mr. Delaney explains classes are instructed by licensed professionals. Mr. Delaney loves his community, in fact his gym is based off of community, and is requesting the use of space to improve his gym for his members. During Covid, his members have continued their support by paying their monthly memberships and Mr. Delaney would like to make the improvements to thank his members. Mr. Delaney describes his hours of operation and confirms there will be no class before 5am and no class after 8:30pm and that his class schedule will not change.

Mr. Kennedy asks about class size, in which Mr. Delaney explains in 2015 the max class size was 15 and in 2020 the maximum class size would be 20. Mr. Delaney describes his memberships have increased and allowing 5 more students per class would help. You cannot just show up for a class, classes must be scheduled prior to the class online. If the classes are full, a wait list is then generated, if a member happens to cancel. There is only 1 class per hour and there are no more than 20 members per class. That is a cross-fit rule, so that the instructor can properly oversee the participants. The only other activity in the gym would be personal training in which it would be a 1 or 2 member maximum, with 1 trainer. The total occupants in the gym would be 23. In 2015 the gym had 8 employees and in 2020 there are 8 as well. Mr. Delaney is currently a coach and has multiple jobs in the gym. There is a possibility of 2 new hire employees. There are 3 employees at the most, in the gym. There is going to be no change for the entry of the gym. There are currently 50 parking spaces mostly stripped and paved. The maximum people at the gym at a time would be 30-33. The gym does share the parking lot with the Marble store. There are 3 employees at the marble store and 2 apartments on top. There are more than enough spaces, and there has been no complaints by the town or athletes. Mr. Kennedy feels the parking is sufficient.

Mr. Kennedy addresses the music and noise Mr. Delaney explains that there is one speaker inside and he is sensitive in the am hours. Mr. Delaney stated that he has asked his neighbor about the music being an issue and the neighbor said he does not hear the music. There are no additional speakers being purposed. Mr. Kennedy addresses storage and Mr. Delaney explains mostly everything is stored inside except for 2 large tires and a few chairs for outside sitting. There will also be no change to the garage. Mr. Kennedy explains there are 4 showers and 2 bathrooms currently and they are proposing to add 1 additional shower and 1 bathroom. Mr. Delaney explains most people are not currently using the showers, because they are not leaving the gym and heading to work, but he would like the additional bathrooms for the future. There will be no additional signs, and no changes to the outside appearance.

Mr. Rohmeyer requests testimony that the survey submitted from 2014 is still accurate. Mr. Delaney confirms it is accurate. Mr. Rohmeyer requests clarification on the two ADA parking spaces, if they were stripped. Mr. Delaney is unsure on that. Mr. Rohmeyer recommends marking the spots accordingly as per law. Mr. Kennedy confirms that if the markings aren’t already there, they will do that immediately. Mr. Rohmeyer questions the existing buffering with the residential property adjacent to the gym. Mr. Delaney explained there is a gate and a bush/tree line. No additional buffering is proposed. Mr. Rohmeyer

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

addressed parking, being that the gym space is doubling, in which Mr. Delaney explains the extra space is for the 5 extra members and maybe some personal training. There will still only be one class per hour. Mr. Rohmeyer questions the apartment on the premises. Mr. Kennedy confirms there is a CO for the apartment and the tenant of the apartment is also a member of the gym.

Mr. Colangelo moves to Board questions.

Mr. Neff questions who Andrew Lashchyk is in relation to the application. Mr. Delaney explains it is the contractor Mr. Sabot hired. Mr. Neff also questions the parking on W. Highland Avenue and Sodon’s Electric parking lot. Mr. Delaney confirms members unofficially use those lots. Mr. Delaney is unsure how many. Mr. Curry asks if future CrossFit competitions will held at the gym, in which Mr. Delany confirms there may be. Mr. Delaney shows a photo of the municipal lot on his advertisement. There are typically 80-100 spectators. Mr. Colangelo requests no parking during baseball season. Mr. Colangelo asks if the additional office space would be used by additional office staff, in which Mr. Delaney replies it will not. Mr. Colangelo questions how many parking spaces are being used for outside classes, due to Covid restrictions inside the gym. Mr. Delaney replies 2-3 spots are used during outside classes. Mr. Neff noticed more equipment has been added outside and questions if that takes up more additional spots. Mr. Delaney explains it is all temporary because of the Covid restrictions inside the gym and it occupies the same 2-3 spots. Mr. McGoldrick questions if there will be any new signage, in which Mr. Delaney replies there will not.

Mr. Colangelo asked for any Public Questions

Mr. Steve Weiss, 13 South Avenue would like to support local businesses however. Mr. Colangelo requests Mr. Weiss hold his comment for the comment section.

Mr. Colangelo asked for any Public Comments

Mr. Steib swears in Mr. Steve Weiss, 13 South Avenue. Mr. Weiss would like to support local businesses, but addressed his concern with the loud music played early in the morning. Mr. Weiss’ home is approximately 100 yards away and explains it is like living next to a night club. Mr. Colangelo asks when the noise issue started, in which Mr. Weiss explained it started this summer.

Mrs. Murray join the meeting and is aware she cannot vote on this application.

Mr. Colangelo moves to Board Discussion.

Mr. Colangelo talks about parking issues but does like the plan and would like to support successful businesses in town. Mr. Sonnek-Schmelz agrees to support local, successful businesses. Mr. Pepe agrees it’s important to support growing business, but would request to be more mindful of the loud music. Mr.

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

Hawley supports the application and confirm the structure was inspected by the fire Marshall and is in compliance.

MR. HAWLEY MOVED TO APPROVE PB20-08 SECONDED BY MR. NEFF.

Ayes: MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MR. PEPE, MR. COLANGELO, MR. SONNEK-SCHMELZ, MR. BURKE, MR. KRUPINSKI, MR. CURRY

Nays: NONE

Abstain: NONE

Absent: NONE

Recused: Mrs. Murray

There was a break from 8:10pm to 8:17pm

Meeting resumes at 8:17

**PB20-14, Block 117, Lot 1, 2,3,4,5, 65 First Avenue (T-Three LLC) - Application for site plan and variances**

Mr. Steib announced that he reviewed service, service is in order and the Board does have jurisdiction to hear this matter. Mr. Steib listed the exhibits which the Board has received to date. Exhibit A-1, the zoning review of your zoning officer Michelle Clark, dated 6/19/20. Exhibit A-2, application for variance of T-Three LLC, dated 6/10/20 with a rider attachment. Exhibit A-3, is storm water statement of compliance prepared by In Site Engineers dated 5/28/20. Exhibit A-4 is a Monmouth county planning board application dated 6/20/20. Exhibit A-5, is a Freehold soil conservation district application dated 6/1/20. Exhibit A-6 is a preliminary and final site plan prepared by In Site Engineering dated 4/21/20 revised 5/28/20. Exhibit A-7, is a pre development coverage plan prepared by In Site Engineering dated 4/21/20 revised through 8/20/20. Exhibit A-8 is a boundary topographic and utility survey prepared by In Site Engineering, dated 1/17/20 revised 4/7/20. Exhibit A-9, are architectural elevation and floor plans prepared by Signenfeld and Trocia dated 5/27/20. Exhibit A-10 is review #1 of your Engineers CME Associates dated 8/14/20. Exhibit A-11 is a storm water statement of compliance revision #1 prepared by In Site Engineering dated 8/20/20. Exhibit A-12, are architectural elevation and floor plans prepared by Sonenfeld and Trocia, dated 8/20/20. Exhibit A-13 is review #2 of your Engineer CME and Associates dated 9/2/20.

Mrs. Meryl Gonchar is representing the applicant. Mrs. Gonchar is seeking variances for a multifamily housing unit and retail use at the property known as 65 First Avenue and Center Avenue. The owner of lots 3, 4 and 5 are Mr. and Mrs. Krikorian and the owner of the other lots 1 and 2 are T-Three. An owner’s authorization was submitted. There is a building on the property and the existing structures are to be removed. They are proposing 15 residential units and approximately 1400 sq. ft. of retail space. 30 onsite parking spaces to serve the residential units.

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

Mrs. Gonchar refers to the CME review letter and explains the items they were requesting temporary wavers for, they are items they were not able to submit with the application. Mr. Steib clarifies the board cannot hold up its proceeding for outside approvals, but would make any approval that it would grant this application conditioned, upon those outside approvals. Mr. Steib announces the board needs to make a motion to grant those submission wavers at this time.

MR. PEPE MOVED TO APPROVE SECOND BY MR. MCGOLDRICK

Ayes: MR. DOUGHERTY, MR. BOMS, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MR. PEPE, MRS. MURRAY,MR. COLANGELO

Nays: NONE

Abstain: NONE

Absent: NONE

Mrs. Gonchar continues, this is a development parcel that is located in two zones. Testimony will indicate some of the nonconformities result from the fact that it is in two zones. Mrs. Gonchar lists the requested variances and has two witnesses, Jason Victor, a licensed planned and Rich Arsberger, a licensed designer. Mr. and Mrs. Krikorian could not attend, but are there in spirt.

Mr. Steib swear in Mr. Jason Victor. Mr. Victor, a licensed Engineer and planner states his credentials and the board approves. Mr. Victor references exhibit A-14, an Ariel imaged dated 9/1/20, and it represents the subject property and the existing conditions. Mr. Victor goes over the zones for each lot and gives a description of location for each lot. Mr. Victor references A-15, the proposed conditions. Mr. Victor explains the proposed use is permitted. The applicant is seeking approval to demolish all the improvements on the site currently, and construct a 4 story mixed use building. In that building will be 1400 sq. ft. of retail at the ground level, and 15 residential units on the upper 3 floors. The use is conditionally permitted and they meet all of the conditions. The applicant does not have a retail tenant yet. Mr. Victor goes over the exhibit and what each color represents. Mr. Victor explains the utilities, and storm water runoff. Mr. Victor explains there will 38 parking spaces. 8 of the 15 residential units will be assigned tandem parking spaces. 3 of those 8 units will have the benefits of a private garage and direct access to Center Avenue. All parking spaces will be assigned. There is a NJ Transit Bus stop that would need to be moved for their proposed driveway. The refuse area is fully enclosed and accessible from Center Avenue. The residents can access the refuse area and the refuse pick up is accessible from the street with a flush curb. Mr. Victor explains that this solution was discussed with James Phillips, the director of public works and what they are showing here is a result of that conversation and collaboration. Being purposed is 13 site lights, all LED, and all mounted to the building. There is minimal spillage and will not impact any neighbors. The goal is to cover all parking and pedestrian areas. There will be no proposed signage, only the address. There are several design wavers being requested. One is the common open space requirement. The applicant is proposing to provide a paver area for the residents to enjoy and also a direct connection to First Ave.

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

The handicap parking is another required waver, spaces will comply with ADA regulations. Parking width is an additional waver being requested, the lesser width is commonly used in multifamily units. There is minimum foot traffic and rarely an issue. The driveway width is another waver being requested. The garage access will be very limited being that it is only for 3 residents. A loading space is not being constructed. Deliveries will be controlled during off peak hours, the retail space is only 1400 sq. ft. so most likely vans will be used for deliveries and they can use regular parking spaces. The last waver requested is the landscape buffer strip.

Mr. Rohmeyer questions the utilities changing locations and confirms no encroachments. Mr. Victor explains the intention is not to put any meters on First Avenue and there will be no encroachments on the right away. Mr. Rohmeyer questions the storm water runoff during high tide and where the overflow would go. Mr. Victor explains there would be an overflow on the western portion of the Center Avenue frontage. Mr. Rohmeyer questions how pedestrians will be protected. Mr. Victor will create a system whether it’s visual or audio. Mr. Rohmeyer agrees proposed parking does meet ADA requirements. Mr. Rohmeyer questions open space, in which Mr. Victor replies it will be used for a common area. Mr. Rohmeyer questions buffering and Mr. Victor directs that questions to the Engineer.

Mr. Colangelo moves to Board Questions

Mrs. Murray questions the garage storage and the parking space width. Mr. Victor directs the questions to the Engineer. Mrs. Murray suggests removing the garage would give more space. Mr. Victor directs relevance of the garage to the Engineer. Mr. Hawley questions the clearance of the drive through of the garage and if the refuse area would be shared with the Blue Bay Inn. Mr. Victor is not clear on that. Mr. Hawley questions if not, will the refuse area be adequate to handle the two buildings. Mr. Victor believes the refuse area for the Blue Bay Inn will be accessible. There was a discussion of combining the two and also a discussion of the Blue Bay Inn using a private company. Mr. Victor confirms if there is an issue with public pick up they would look into private to make sure refuse is handled properly. Mr. and Mrs. Krikorian are compliant. Mrs. Murray questions how 4 dumpsters would fit and be accessible. Mr. Victor believes they will fit. Mr. Neff questions how sanitation workers would access that 4th dumpster. Mr. Victor explains this plan was a result of a conversation with your DPW worker and they are comfortable with it. Mr. Neff questions what the facade would look like with perspective to First Avenue. Mr. Victor replies the architect would further explain.

Mr. Colangelo moves to Public Questions. There were none.

Mr. Richard Arzberger, a licensed Engineer, was sworn in by Mr. Steib. Mr. Arzberger gave his credentials and the board approved.

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

Mr. Arzberger gave a presentation on the overall proposed design of the building explaining the first floor would be used as retail space along with a lobby and would be the primary entrance for the residents. There will be an elevator off of the lobby. Mr. Arzberger goes over the assigned parking spaces and refuse area. Mr. Arzberger explains the lay out of the units. They’re 2 bedroom, 2 bathroom units with a kitchen, dining room and living room. There will be an elevator, stairs and a workout facility. All floors are the same and all 15 units are the same.

The roof top will be primarily used for mechanical equipment. Each unit will have its own AC unit on the roof top as well. Mr. Arzberger references A2, the two elevations. First two stories are primarily brick and the first floor will have garage doors that are consistent with the First Ave retail stores. Mr. Arzberger gives a through explanation of the exterior of the building. Mr. Arzberger references sheet 2.1, the building height and flood elevation and the reasons needed for the C variance. Mrs. Gonchar asks for clarification on the clearance drive under in the garage. Mr. Arzberger clarifies. Mrs. Gonchar asks Mr. Arzberger to explain the need for the garages. Mr. Arzberger explains the storage area above the garage is going to be used by the Blue Bay Inn in exchange for the loss of their storage area. The garage was created to preserve the parking spaces and supply the storage area above.

Mr. Rohmeyer questions if the roof access is available to the residents, in which Mr. Arzberger replies no. Mr. Rohmeyer questions how the building will comply with the FEMA flood plain requirements. Mr. Arzberger explains they will be using a flood resistant construction. Mr. Rohmeyer questions flood elevation and Mr. Arzberger explains. Mr. Rohmeyer questions the pedestrian safety measures and needs more detail on an exact plan. Mr. Arzberger replies they will take suggestions on the appropriate measures to take. Mr. Rohmeyer wants clarification and Mr. Hawley adds the overhead drive through has no line of sight either and no safety measures taken. Mr. Rohmeyer questions roof height exceeding 9.8% and the reason for not complying. Mr. Arzberger explains they wanted higher ceiling heights for the retail space, as a luxury building the higher ceilings are required. Mr. Rohmeyer confirm 3 floors would comply and Mr. Arzberger agrees. Mrs. Gonchar asked Mr. Arzberger to confirm no overhangs will be on First Avenue and Mr. Arzberger confirmed there would not be any.

Mr. Colangelo moves to Board Questions

Mrs. Murray questions the color exhibit shown. Mrs. Murray points out that the board members did not receive that exhibit. Mr. Steib allows the exhibit to be used. Mr. Pepe explains what picture was shown. Mrs. Murry questions the building frontage and awning within the set back. Mr. Arzberger confirms it is within the set back. Mrs. Murray questions the storage being used for the Blue Bay Inn. Mrs. Gonchar asks Mr. Arzberger to clarify that the storage is being used for the owner of this property, T-Three. Mr. Arzberger confirms that is correct. Mr. Colangelo points out that it is conflicting on the previous testimony given, that the storage was being used by the Blue Bay Inn. Mr. Colangelo asks for clarification on who is using the storage. Mr. Arzberger replies the owner of the building is requesting a two car garage and storage. Mr. Neff adds he saw someone from the Blue Bay Inn go into what he believes to be

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

lot 5 and get some boxes, so maybe there is some sort of agreement between the two businesses. That is Mr. Arzberger’s understanding as well. Mr. Pepe questions removing the garage to add another parking space. Mrs. Murray questions the parking space use and how the owner of the other building will access the garage storage. Mrs. Gonchar explains the garage is not owned by the tenant, it’s just assigned to a unit. There is no ownership transfer. Mr. Pepe asks if the garage is removed would there be two or 3 parking spaces. Mr. Arzberger confirms it would be 3 spaces if you eliminated the garage and storage requested by the owner.

Mr. Hawley adds a variance would be required for the storage because it is not a permissible use. Mrs. Murray questions the tenants’ rights to the parking. Mrs. Gonchar replies they wouldn’t have the authority to change approved parking spaces. Mr. Pepe addresses that the parking requirements have been met and the storage is important to the owner. Mrs. Gonchar confirms the parking requirements have been met. Mrs. Murray suggests taking one garage out and add 3 parking spaces. Mr. Colangelo adds the parking is in compliance and everyone is getting off track. Mr. Colangelo addresses it is an extremely high traffic area, and wants clarification on the exact plan of use for safety precautions. Mr. Victor explains they don’t have anything on the plan but suggests a vertical sign that would be mounted on the side of the building so it would alert pedestrians when a car is coming, the sign would also flash. Mr. Colangelo replies that is a possibility and not a plan. Mr. Pepe questions if this is the same system that you see in NYC. Mr. Victor explains it is, and they are being used in Monmouth County as well and states there are many products on the market, this was just an example of one, but they are all similar. Mr. Caccamo questions putting in lifts instead of stacking the cars and thinks the garage doors on Center Avenue would be a problem. Mr. Arzberger explains getting rid of garages would require more spaces and eliminate storage. Mr. Sonnek-Schmelz feels the garage doors are on a prime point of the town and would hate to see the space wasted, it would be prime retail space. Mr. Arzberger explains the need of the garages and wanted to keep parking on site and not in the municipal lot. Mr. Hawley addresses no one has discussed affordable housing or the sanitation concerns. Also, the variances needed for non permissional use of storage. Mrs. Gonchar clarifies it’s not the issue of having the storage, it’s the issue of who is using it, being that it is not the current owner? Mr. Hawley confirms. Mr. Steib clarifies the law of use of storage on the same lot. Mr. Steib states the owner is irrelevant. The storage can only be used for that properties use. Mrs. Gonchar, trying to resolve the issue, gives a proposal of possibly removing the garage. Mr. Sonnek-Schmelz believes the overall issue is the lower level configuration. Mr. Pepe agrees that the First Avenue ground level is very important part of the town and turning it into garages would be a waste of space. Mr. Sonnek-Schmelz adds they did a really good job of providing all onsite parking. Mr. Krupinski suggest removing the 4th floor. Mr. Pepe questions if removing the 4th floor would cause major impact on the building. Mrs. Gonchar believes variances can be approved. Mrs. Murray questions where Mrs. Gonchar is getting the allowances of the over height requirement. Mrs. Murray asks Mr. Steib for clarification. Mr. Steib explains the ordinance that the applicant can exceed the 40ft height requirement. Mr. Pepe questions how much taller this building would be compared to the Blue Bay Inn. Mr. Sonnek-Schmelz also asks for comparison to see how the proposed building would fit in. Mr. Colangelo reminds everyone that we are passed our approved time.

**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
September 3, 2020**

Mr. Colangelo suggests moving the application to the next board meeting of November 5th, 2020. Mrs. Gonchar questions a special meeting. Mr. Colangelo explains the application would be carried to the October 1st, 2020 meeting and the special meeting would be announced at that meeting. Mrs. Gonchar suggest a special meeting before the October 1st, 2020 meeting. Mr. Colangelo explains there is no meeting scheduled before 10/1/20. Mr. Steib suggests carrying the applicant to October 1, 2020 without further noticing, and announce the special meeting at that time. Mrs. Gonchar requests the zoom notice remain the same. Mrs. Gonchar requests that to be done. Mr. Steib announces to carry the meeting to October 1, 2020 and no further notice is required.

Mr. Colangelo asks if any other Board members have any other questions so the applicant can prepare. Mr. Pepe requests the open space have more access for the public, such as benches. Mr. Steib adds that Mr. Hawley brought up the affordable housing has not been addressed.

Mr. Colangelo announces the board members will move to executive session. Mr. Pepe announces he will not be attending the executive session.

MR. SONNEK-SCHMELZ MADE A MOTION TO ENTER EXECUTIVE SESSION, SECOND BY MR. BOMS and the motion was approved by unanimous voice vote.

MR. DOUGHERTY MOTIONED TO ADJORN THE REGULAR MEETING, SECOND BY MR. MCGOLDRICK and the motion was approved by unanimous voice vote.