

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
Workshop Meeting
April 1, 2021**

The Meeting of the Planning Board of the Borough of Atlantic Highlands, was held on April 1, 2021 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: 7:02pm

Roll Call

Members Present – Mr. Dougherty (via zoom), Mr. Crowley (via zoom), Mr. Caccamo (via zoom), Mr. McGoldrick (via zoom), Mr. Pepe (via zoom), Mrs. Murray (via zoom), Mr. Colangelo, Mr. Josko (via zoom), Mr. Crowther (via zoom), Mr. Krupinski (via zoom), and Mr. Curry (via zoom)

Members absent- Mr. Hawley, Mr. Neff

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 07, 2021. 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, 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 none.

Pending Litigation – Mr. Steib announced the only pending litigation is regarding the McConnell track. A settlement agreement between the parties and the municipality has been resolved and we are waiting on final language and settlement agreement. At the next planning board meeting, assuming the agreement is acceptable to the board, the board will agree to move forward. Then at the following meeting there will be a hearing on the settlement.

Other Business: Ordinance 07-2021 Borough Code/150- 6 & 150-57

Mr. Steib explains this is a consistency review to determine whether this proposed Ordinance revision is consistent with the master plan. In the last two annual reports it was recommended that the governing body revisit the height ordinance because some applications came in that were very complex with respect to distinguishing between a basement and cellar and determining building height. The board put together a subcommittee who reviewed that and came back with recommendations to the board which were then forwarded to the governing body. The governing body has now prepared the ordinance before you, which is consistent with what the subcommittee provided. There has been some revisions made by Doug Rohmeyer. Mr. Rohmeyer explains the changes he recommended and states taking out the cellar floor from the equation and just tie it from the bottom on the finish floor, which is the interior ceiling from the outside framing. Mr. Colangelo asks Mr. Pepe or Mr. Caccamo if they have any comments, being that they, along with Dr. Cetron; put in the work of reviewing this. Mr. Pepe explains the basement/cellar

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issue came up several times and particularly in the steep slope area, sometimes the purpose of the ordinance wasn't really satisfied with the technical issue of the basement/cellar. The purpose was to address this issue so there weren't giant buildings going up and to better fit the characteristics of the area, which is the purpose of the ordinance. Mr. Caccamo believes the ordinance shows a lot of clarity, and it will allow residents to build beautiful homes. Mr. Colangelo thanks Mr. Pepe, Mr. Caccamo, Mr. Steib, Mr. Rohmeyer and Dr. Centron, a former board member for all their hard work on this review. Mr. Colangelo moves to board discussion. Mrs. Murray would like clarification on "special hazard areas" and questions if it should read "special flood hazard areas". Mr. Rohmeyer and Mr. Steib clarify. Mr. Steib will report back to council that it should state "special flood hazard areas". Mr. Pepe recommends removing "shall not" from the paragraph. No other board members had an objection to removing "shall not". Mr. Crowley explains there is a list that comes to the council each year, sort of as a "to do list" and this was a priority for the council and there are a few more items on the list they are hoping to review this year. Mr. Crowley thanks everyone on the subcommittee and the professionals for their help on this ordinance. Mr. Colangelo thanks the council. Mr. Pepe clarifies the change in language he is requesting.

MR. CROWLEY MOVED TO APPROVE ORDINANCE 07-2021 WITH THE RECOMMENDATIONS SECOND BY MRS. MURRAY

Ayes: MR. DOUGHERTY, MR. CROWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. PEPE, MRS. MURRAY, MR. COLANEGLO, MR. CROWTHER, MR. JOSKO

Nays: NONE

Abstain: NONE

Absent: MR. HAWLEY, MR. NEFF

Kelly Snyder
Planning Board Secretary

Roll Call

Members Present – Mr. Dougherty (via zoom), Mr. Crowley (via zoom), Mr. Caccamo (via zoom) , Mr. McGoldrick (via zoom), Mr. Pepe (via zoom) Mrs. Murray (via zoom), Mr. Colangelo, Mr. Josko (via zoom), Mr. Crowther (via zoom), Mr. Krupinski(via zoom), Mr. Curry (via zoom)

Members absent- Mr. Neff, Mr. Hawley

Approval of Minutes for March 4, 2021 Meeting

MR. DOUGHERTY MOVED TO APPROVE THE MARCH 4, 2021 MINUTES SECOND BY MRS. MURRAY

Ayes: MR. DOUGHERTY, MR. CACCAMO, MR. MCGOLDRICK, MRS. MURRAY,MR. COLANEGLO, MR. CROWTHER, MR. JOSKO

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Nays: NONE
Abstain: NONE
Absent: MR. HAWLEY, MR. NEFF

Approval of the FEBRUARY 2021 Attorney Voucher in the amount of \$4382.00

MRS. MURRAY MOVED TO APPROVE THE ATTORNEY VOUCHER IN THE AMOUNT OF \$4382.00 SECOND BY MR. CROWLEY

Ayes: MR. DOUGHERTY, MR. CROWLEY, MR. CACCAMO, MR. MCGOLDRICK, MRS. MURRAY, MR. COLANEGLO, MR. CROWTHER, MR. JOSKO
Nays: NONE
Abstain: NONE
Absent: MR. HAWLEY, MR. NEFF

Mother Teresa Regional School Property, Block 139, Lot 5, 55 South Avenue-Memorialize Resolution Granting Area in Need of Redevelopment

MR. DOUGHERTY MOVED TO APPROVE MEMORIALIZE RESOLUTION GRANTING AREA IN NEED OF REDEVELOPMENT SECOND BY MR. CACCAMO

Ayes: MR. DOUGHERTY, MR. CACCAMO, MRS. MURRAY, MR. COLANEGLO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

Nays: NONE
Abstain: NONE
Absent: MR. HAWLEY, MR. NEFF

Mr. Hawley joins the meeting at 7:23PM

PB20-19, Block 9, Lot 5.03, 254 E Highland Avenue (Jasontek/Zilincar)- Memorialize Application Granting Bulk Variances

MR. MCGOLDRICK MOVED TO APPROVE PB20-19 SECOND BY MR. CACCAMO

Ayes: MR. DOUGHERTY, MR. CACCAMO, MR. MCGOLDRICK, MRS. MURRAY, MR. COLANGELO, MR. CROWTHER, MR. JOSKO
Nays: NONE
Abstain: MR. HAWLEY
Absent: MR. NEFF

PB20-18 Block 61, Lot 4, 87 Memorial Parkway-(Zlata/Clancy)- Memorialize Application Granting Bulk Variance

MR. MCGOLDRICK MOVED TO APPROVE PB20-18 SECOND BY MR. CACCAMO

Ayes: MR. DOUGHERTY, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MRS. MURRAY, MR. COLANGELO, MR. CROWTHER, MR. JOSKO

Nays: NONE
Abstain: NONE
Absent: MR. NEFF

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**PB20-25, Block 117, Lots 10,11,12- 49-51 First Avenue-(Krikorian)- Memorialize Application
Dismissing Without Prejudice**

MR. MURRAY MOVED TO APPROVE PB20-25 SECOND BY MR. MCGOLDRICK

Ayes: MR. DOUGHERTY, MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR.
MCGOLDRICK, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. CROWTHER

Nays: NONE

Abstain: NONE

Absent: MR. NEFF

**PB20-23, Block 117, Lot 2-28 Prospect Circle- (Hinz)- Memorialize Resolution Dismissing without
Prejudice**

MR. DOUGHERTY MOVED TO APPROVE PB20-23 SECOND BY MR. MCGOLDRICK

Ayes: MR. DOUGHERTY, MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR.
MCGOLDRICK, MR. PEPE, MR. COLANGELO, MR. CROWTHER, MR. JOSKO

Nays: NONE

Abstain: MRS. MURRAY

Absent: MR. NEFF

**PB20-24, Block 125, Lot 8- 48 Avenue C & W Washington (Hennessey)- Memorialize Resolution
Dismissing without Prejudice**

MRS. MURRAY MOVED TO APPROVE PB20-24 SECOND BY MR. PEPE

Ayes: MR. DOUGHERTY, MR. CROWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. PEPE,
MRS. MURRAY, MR. COLANGELO, MR. CROWTHER, MR. JOSKO

Nays: NONE

Abstain: MR. HAWLEY

Absent: MR. NEFF

PB20-27, Block 50, Lot 12, 31 Navesink Avenue (Hildebrandt)- Application for Bulk Variance

Mr. Steib announces this application does have a D Variance and the class I and III members would have to step down. Mr. Steib announced that he reviewed service, service is in order and the Board does have jurisdiction to hear this matter. Mr. Steib lists the exhibits as Exhibit A1, which is a zoning review from your zoning officer, Michelle Clark, dated 2/16/21. Exhibit A2, a variance application of Michael and Jennifer Hildebrandt, dated 1/19/21. Exhibit A3, Survey prepared by Charles Surmont, dated 5/14/15. Exhibit A4, are Architectural elevation and floor plans prepared by Frank Joseph Bell, dated 3/20/20. Exhibit A5, is technical review #1 from CME Associates, dated 3/15/21. Mr. Steib swears in Michael

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Hildebrandt, 31 Navesink Avenue Atlantic Highlands, NJ 07716. Mr. Steib also swears in Scott Eichlin, 39 Quakertown Road Pittstown, NJ 08867. Mr. Eichlin from Frank Bell Architects states his credentials and the board approves. Mr. Eichlin gives an explanation of the proposed addition as a second floor addition at the existing residence. The addition is staying within the existing foot print and meeting all the requirements for the height limitations. A variance for floor area ratio is being requested, other than that no new variances are being requested, only preexisting variances for side yard setback. Mr. Steib clarifies there are a number of existing non-conforming elements which are existing conditions. They include lot area, lot frontage width, lot shape diameter, side yard setback, and combined side yard setback. There is an accessory building side yard setback which is proposed to be remanded and not changed. There are two variances involved, but involve the same thing. One because it is an undersized lot and doesn't meet the lot area requirement and secondly floor area ratio. Mr. Rohmeyer requested the basement/ cellar be clarified. The architect confirms it is a cellar. Mr. Steib points out the confusion came from the architectural plans. Mr. Eichlin explains. Mr. Rohmeyer appreciates the clarification and asks for clarification on the deck. Mr. Hildebrandt explains the deck. Mr. Rohmeyer then revises the existing condition classification to improve the side yard setback. Mr. Rohmeyer questions if there is an attic. Mr. Eichlin explains there is a storage attic. Mr. Rohmeyer questions the proposed amount of bedrooms, in which Mr. Eichlin explains there are three bedrooms currently and four being proposed. Mr. Rohmeyer then states the requirement for two off street parking spaces, in which Mr. Hildebrandt explains they fit two vehicles comfortably in the driveway. Mr. Rohmeyer confirms it meets per code. Mr. Rohmeyer questions if the new upper level and roof will be carried down the same way structurally. Mr. Eichlin confirms it will. Mr. Rohmeyer questions if the roof will shed water in the same way, Mr. Eichlin confirms it will. Mr. Rohmeyer questions if any new structures or bufferings are proposed. Mr. Eichlin explains a new roof over the existing stoop is being proposed. Mr. Rohmeyer questions if the new roof will respect the front yard setback, in which Mr. Eichlin confirms it will. Mr. Rohmeyer questions if the site can accommodate this expansion and if it's conforming to the neighborhood. Mr. Eichlin confirms it can and a lot of homes in the neighborhood have second story additions. Mr. Colangelo moves to Board Questions. Mrs. Murray questions AC location. Mr. Eichlin explains there is a unit in the basement and a unit in the attic and both condensers would be on the side of the home next to where the current condenser is located. Mr. Hawley questions why the shed that is supposed to be in the rear of the home is in the front yard. Mr. Hildebrandt explains there was an issue and a repair had to be paid and that is why the shed was moved. Mr. Hildebrandt explains the shed will be moved back to its original location. Mr. Hawley questions the shed being on the lot line. Mr. Steib points out one could argue they gave up the existing condition when the shed was moved and it may no longer be a non-conformity. Mr. Hawley suggests adding the additional relief to the application. Mr. Colangelo further explains to Mr. Hildebrandt. Mr. Hildebrandt chooses to add that variance. Mr. Colangelo moves to Public Questions. There were none. Mr. Colangelo moves to Public Comment. There were none. Mr. Colangelo moves to Board Discussion. Mrs. Murray questions the side yard setback in regards to adding the second AC condenser. Mr. Rohmeyer and Mr. Steib clarify they would both be conforming. Mr. Pepe states there are no major changes to the surrounding area. Mr. Pepe also points out the smaller version of the plans are very helpful and suggests all applicants provide those. Mr. Colangelo points out flash drives are available for board

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members if they chose to not have printed materials. Mr. Colangelo feels this entire neighborhood is going this way with second story additions.

MR. HAWLEY MOVED TO APPROVE PB20-27 SECOND BY MRS. MURRAY

Ayes: MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. NEFF

MR. DOUGHERTY MOVED TO ADJOURN THE MEETING SECOND BY MR. MCGOLDRICK AT 7:54PM.

Kelly Snyder
Planning Board Secretary