

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
December 2, 2021**

The Meeting of the Planning Board of the Borough of Atlantic Highlands was held on December 2, 2021 at Borough Hall, 100 First Avenue Atlantic Highlands.

WORKSHOP MEETING: 7:00pm

Roll Call:

Members Present – Mr. Dougherty, Mr. McGoldrick, Mr. Neff, Mr. Pepe, Mr. Colangelo,
Mr. Josko, Mr. Crowther, Mr. Krupinski

Members Absent – Mr. Crowley, Mr. Hawley, Mr. Caccamo, Mrs. Murray,
Mr. Curry

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. 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 7, 2021. 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: Curtis Dunsello, 70 Memorial Parkway, asked about an application on the Agenda and was advised that will be addressed shortly.

Pending Litigation: Mr. Steib reported there is no pending litigation.

Other Business: None

Mr. Dougherty made a motion to adjourn the workshop meeting, seconded by Mr. Krupinski at 7:02 pm. All present members voted in favor by voice vote.

REGULAR MEETING: 7:10 PM

Roll Call:

Members Present – Mr. Dougherty, Mr. McGoldrick, Mr. Neff, Mr. Pepe, Mr. Colangelo,
Mr. Josko, Mr. Crowther, Mr. Krupinski

Members absent – Mr. Crowley, Mr. Hawley, Mr. Caccamo, Mrs. Murray,
Mr. Curry

Approval of Minutes for November 4, 2021 Meeting

MR. NEFF OFFERED A MOTION TO APPROVE THE MINUTES OF NOVEMBER 4, 2021, SECOND BY MR. JOSKO.

Ayes: MR. NEFF, MR. COLANGELO, MR. JOSKO, MR. CROWTHER, MR. KRUPINSKI

Nays: NONE

Abstain: MR. DOUGHERTY, MR. PEPE, MR. JOSKO

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MRS. MURRAY,
MR. CURRY

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Approval of the Attorney Voucher for October 2021 in the Amount of \$2,912.00 – MR. DOUGHERTY OFFERED A MOTION TO APPROVED THE ATTORNEY VOUCHER FOR OCTOBER 2021, SECONDED BY MR. NEFF.

Roll Call:

Ayes: MR. DOUGHERTY, MR. NEFF, MR. PEPE, MR. COLANGELO, MR. JOSKO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK, MRS. MURRAY, MR. CURRY

Resolution PB20-03, Block 11, Lot 12, 251 Ocean Blvd (Smyth) – Granting Bulk Variance and Use Approval – Mr. Steib explained an error in the Resolution had been discovered during the Resolution compliance process and this Resolution will be correcting the side setback dimensions.

MR. NEFF OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. KRUPINSKI.

Roll Call:

Ayes: MR. DOUGHERTY, MR. NEFF, MR. PEPE, MR. COLANGELO, MR. JOSKO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK, MRS. MURRAY, MR. CURRY

Resolution PB21-02, Block 25, Lot 1, 2 Keystone Drive (Rosenthal) - Granting Minor Subdivision Approval – MR. NEFF OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. KRUPINSKI.

Roll Call:

Ayes: MR. NEFF, MR. PEPE, MR. COLANGELO, MR. JOSKO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK, MRS. MURRAY, MR. CURRY

Resolution PB21-09, Block 8, Lot 31, 8 Belvidere Road (Martelli) – Granting Bulk Variance Approval – MR. KRUPINSKI OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. JOSKO.

Roll Call:

Ayes: MR. NEFF, MR. PEPE, MR. COLANGELO, MR. JOSKO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK, MRS. MURRAY, MR. CURRY

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
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Resolution PB21-16, Block 12, Lot 4, 231 Ocean Blvd (Snyder/Okuniewicz) Granting Bulk Variance Approval – MR. NEFF OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. JOSKO.

Roll Call:

Ayes: MR. NEFF, MR. PEPE, MR. COLANGELO, MR. JOSKO, MR. CROWTHER,
MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK,
MRS. MURRAY, MR. CURRY

Resolution PB15-16, Block 8, Lot 23.01, 25 Bayside Drive – Granting Extension of Minor Subdivision Approval – Mr. Steib explained the history behind this application, which has been ongoing for quite some time. A variance application had been made to the Planning Board a number of years ago and after a lengthy back-and-forth, the objectors purchased the property to split amongst themselves. That subdivision and lot merger was approved however, the subdivision has yet to be filed and they are requesting an extension.

MR. NEFF OFFERED A MOTION TO APPROVE THE RESOLUTION, SECONDED BY MR. PEPE.

Roll Call:

Ayes: MR. DOUGHERTY, MR. NEFF, MR. PEPE, MR. COLANGELO, MR. JOSKO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK, MRS. MURRAY,
MR. CURRY

PB21-14, Block 106, Lots 3, 4 & 5, 999 Highway 36 (Starbucks) – Application for Site Plan Approval - Mr. Steib explained that there had been plan revised plans submitted today and a traffic report submitted yesterday. Due to the untimely submission, the Board Chair has suggested that the Board professionals be given more time to review the materials. The applicant has requested to be carried. This application will not be heard this evening and will be carried to January 6, 2022 at 7:00 pm in Council Chambers at 100 First Avenue, Atlantic Highlands, New Jersey. No further notice will be required.

PB21-19, Block 84, Lot 11, 73 Memorial Parkway (Rodriguez) – Application for Bulk Variance – Mr. Steib explained that the service to the neighbors and the newspaper is in order, however there was no notice to the Department of Transportation, as required. This application will not be heard this evening to allow for the applicant to properly notice the DOT. application is being carried to January 6, 2022 at 7:00 pm in Council Chambers at 100 First Avenue, Atlantic Highlands, New Jersey. Neighbors will receive no further notice.

Curtis Dunsello asked how he can get a copy of the application. Ms. Uriarte advised he can file an Open Public Records Request at Borough Hall.

Chairman Colangelo and Mr. Dougherty stepped down from the dais as they are recused from the following application.

**PLANNING BOARD
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PB21-11, Block 135, Lot 10, 39 South Avenue (Sharkey) – Application for Bulk Variance Approval – Mr. Steib addressed an address discrepancy in the Notice Packet. Ms. Sharkey noted that the post office would not mail to the address listed on the 200' list and they provided the address that she mailed to. She did have a green card signed by the property owner. Mr. Steib agreed that satisfied the notice requirement and the Board has jurisdiction to hear this matter.

Katherine Sharkey was sworn in as the property owner of 39 South Avenue and advised she has owned the home for 24 years. Over the years, they have always desired more privacy but it was a cost they weren't ready to bear. Their son is now gifting them the ability to install a fence.

The Denial of Zoning Officer Michelle Clark, dated July 19, 2021, was marked as Exhibit A-1. The Application of Michael & Catherine Sharkey, dated July 20, 2021, was marked as Exhibit A-2. A Survey prepared by Thomas Craig Finnegan, dated June 18, 2021, was marked as Exhibit A-3. The Review #1 of CME Associates, dated September 17, 2021, was marked as Exhibit A-4.

Ms. Sharkey noted that the area on the survey marked as a patio, however it was a temporary carpet that had been placed for a party and is no longer there. She noted the fire pit and shed existing on the property. They are proposing a white PVC fence along the side of the home and down the back with a rolling gate. Ms. Sharkey referred to Exhibit A-3 to point out the fence location.

Mr. Rohmeyer asked for clarification that the fence would be within the first 25 feet of the intersection. Ms. Sharkey confirmed.

Mr. Crowther asked if the fence would block the view for the adjacent driveway. Ms. Sharkey replied that it will not, as there is currently shrubbery in that location.

Vice-Chairman Pepe opened the hearing to members of the public who wish to ask questions on this application, however none appeared.

Mr. Josko advised he doesn't see a problem in granting the variance so long as the site triangle is not affected. Mr. Neff agreed.

Vice-Chairman Pepe opened the hearing to members of the public who wish to speak on this application, however none appeared.

MR. JOSKO OFFERED A MOTION TO APPROVE THE APPLICATION, SECONDED BY MR. NEFF.

Roll Call:

Ayes: MR. NEFF, MR. PEPE, MR. JOSKO, MR. CROWTHER, MR. JOSKO, MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. HAWLEY, MR. CACCAMO, MR. McGOLDRICK, MRS. MURRAY, MR. CURRY

Chairman Colangelo and Mr. Dougherty took their seats on the dais.

Adjournment

Mr. Neff made a motion to adjourn the meeting, second by Mr. Pepe at 7:25 pm. All present members voted in favor by voice vote.

Erin Uriarte
Planning Board Secretary