**PLANNING BOARD**

**BOROUGH OF ATLANTIC HIGHLANDS  
March 4, 2021**

The Meeting of the Planning Board of the Borough of Atlantic Highlands, was held on March 4, 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. Hawley (via zoom), Mr. Caccamo (via zoom) , Mr. McGoldrick (via zoom), Mr. Neff (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. Crowley, Mr. Pepe

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** – The only pending litigation is regarding the Denholtz track and they are in the process of a settlement. Mr. Colangelo points out any new board members would have to listen to the transcripts available on the Borough website and sign an authorization to be able to vote if the application comes back to the planning board.

**Other Business**: There was none.

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

**Roll Call** **Members Present** – Mr. Dougherty (via zoom), Mr. Hawley (via zoom), Mr. Caccamo (via zoom) , Mr. McGoldrick (via zoom), Mr. Neff (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. Crowley, Mr. Pepe

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**Approval of Minutes for February 4, 2021 Meeting**

MR. HAWLEY MOVED TO APPROVE THE FEBRUARY 4, 2021 MINUTES SECOND BY MRS. MURRAY

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

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. PEPE

**Approval of the JANUARY 2021 Attorney Voucher in the amount of $4662.00**

MRS. MURRAY MOVED TO APPROVE THE ATTORNEY VOUCHER IN THE AMOUNT OF $4662.00 SECOND BY MR. DOUGHERTY

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

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. PEPE

**Mother Teresa Redevelopment Area- Memorialize Study Area Map and Basis Statement**

MRS. MURRAY MOVED TO APPROVE THE MOTHER TERESA STUDY AREA MAP AND STATEMENT SECOND BY MR. NEFF

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

Nays: NONE

Abstain: MR. HAWLEY

Absent: MR. CROWLEY, MR. PEPE

**PB20-03 Block 37, Lot 16 &17, 144-146 Wesley Avenue-(Evergreen Builders) - Memorialize Dismissing Application Without Prejudice**

MR. MCGOLDRICK MOVED TO DISMISS PB20-03 WITHOUT PREJUDICE SECOND BY MRS. MURRAY

Ayes: MR. DOUGHERTY, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

Nays: NONE

Abstain: MR. COLANGELO, MR. CROWTHER

Absent: MR. CROWLEY, MR. PEPE

**PB20-22 Block 89, Lot 1.021, 37 East Washington-(Washington Associates, LLC)-Memorialize Application for Site Plan Approval**

MR. MCGOLDRICK MOVED TO APPROVE PB20-22 SECOND BY MRS. MURRAY

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

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Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. PEPE

**PB20-20 Block 81, Lot 10, 42 Asbury Avenue-(Lordo) - Memorialize Application for Bulk Variance**

MRS. MURRAY MOVED TO APPROVE PB20-20 SECOND BY MR. MCGOLDRICK

Ayes: MR. DOUGHERTY, MR. HAWLEY, MR. CACCAMO, MR. MCGOLDRICK, MR. NEFF, MRS. MURRAY, MR. COLANEGLO

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. PEPE

The board takes a break to correct the sound quality at 7:10

Meeting Resumes at 7:13

**Hearing on Area in need of Redevelopment-Mother Teresa Regional School Property, Block 139, Lot 5, 55 South Avenue**

Mr. Steib swears in Andrew Thomas, a licensed planner. Mr. Thomas explains the Council directed the Planning Board to do a preliminary investigation to determine if the Mother Teresa School property qualifies as a non-condemnation redevelopment area under the Local Redevelopment and Housing Law. Mr. Thomas points out this is the very beginning stage and states the board is not to discuss a plan to develop. Mr. Thomas further explains the Area in Need of Redevelopment Report and states the property does meet the State Redevelopment Criteria. Mr. Thomas explains the purpose of tonight’s hearing is to determine if the area meets the state criteria and explains it meets two of the eight criteria requirements and considers it is an area in need of redevelopment. Mr. Colangelo moves to Board Questions. Mr. Colangelo asks if the owner of the property knocks down the school, would they be able to come back and contest this designation. Mr. Thomas is not able to answer that question, but feels the board has to look at what is presented in front of them right now. Mr. Colangelo moves to Public Questions. Father Quinn requests a copy of the report and if the meeting is being recorded, in which Mr. Colangelo explains the report is on the Borough website and the recording from tonight’s meeting will be posted tomorrow on the website as well. Father Quinn also questions what the advantages would be to have the property redeveloped. Mr. Colangelo points out tonight they are only making a decision as to if it is eligible and not the benefits of the future development. Josh Leinsdorf, 60 Bayside Drive, states that the statute says properties that could not get private development would only be qualified as an area in need of redevelopment and also states the school has been used for CCD in the past 2-3 years. Mr. Colangelo points out the gym was used daily before covid. Mr. Thomas does not believe that is the case regarding the statute. Mr. Steib does not believe the statute is limited to properties that have been proven to be developable in the private sector. Christina Buendia, 34 Avenue C, questions if there is a minimum requirement to meet the criteria. Mr. Thomas explains you only have to meet one of the requirements and this meets two. Mr. Colangelo moves to Public Comment. There were none. Mr. Colangelo moves to

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Board Discussion. Mr. Dougherty states the justification is clear and reasonable and is in favor of moving forward. Mr. Colangelo feels Mr. Thomas’s report fits the statute.

MR. DOUGHERTY MOVED TO APPROVE AREA IN NEED OF REDEVELOPMENT MOTHER TERESA SCHOOL PROPERTY SECOND BY MR. CURRY

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

Nays: NONE

Abstain: MR. HAWLEY, MR. MCGOLDRICK, MR. NEFF

Absent: MR. CROWLEY, MR. PEPE

There was a member of the public with their hand raised. Mr. Colangelo explains Public Comment has passed. Tucker Snedeker, questions why members are recusing themselves. Mr. Colangelo explains members can recuse themselves for several reasons. Mr. Snedeker states if members recuse themselves they shouldn’t be board members.

The Board takes a break at 7:42 to give the applicants a chance to log onto the Zoom call.

The meeting resumes at 7:50.

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

David Trombadore the attorney for the applicant is introduced by Mr. Steib. 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, Application of Cathy Jasontek and August Zilincar, dated 8/20/20. Exhibit A2, a grading plan prepared by Andrew Stockton, dated 7/31/20. Exhibit A3, Steep Slope Review #1 prepared by CME and Associates, dated 9/22/20. Exhibit A4, Architectural plans prepared by Ron Gordon Skids, dated 8/26/20. Exhibit A5, is a zoning denial from your zoning officer Michelle Clark, dated 10/29/20. Exhibit A6, is a variance review #1 prepared by your engineer CME and Associates, dated 12/10/20. Mr. Trombadore explains the application is a single garage bay attached to the home and that three variances are required. Mr. Andrew Stockton is sworn in by Mr. Steib. Mr. Stockton a licensed Engineer, Land Surveyor and Planner lists his credentials and the board approved. Mr. Stockton explains the project proposed has minimal disturbance to the soil and doesn’t require freehold soil approval. They are proposing to remove two small trees. The storm water runoff for the scope of work proposed is adding 500 sq. feet of impervious coverage. The storm water runoff would be the same and wouldn’t affect any other property. The impervious coverage all relates to adding more storm water runoff. Mr. Stockton explains using some sort of drywell to accommodate. Mr. Stockton goes on to explain the grading plan showing the existing conditions of the property, the lot surrounding the property and proposed new addition. Mr. Stockton explains the history of the lot by subdivision in 2008. Mr. Stockton explains adding the garage bay to the home is needed for the applicant’s daughter to have a parking space. Mr. Trombadore questions how much building coverage the garage will add, in which Mr. Stockton explains it adds 257 sq. ft. Mr. Stockton explains there may be new asphalt placed, from damage during construction. Mr. Stockton adds there is no proposed over building. Mr. Trombadore references the CME review letter. Mr. Steib swears in Mr. Rohmeyer. Mr. Rohmeyer points out there is a difference on the architectural plan he was provided and what the engineer showed. Mr. Rohmeyer is relying on the survey map that was provided to him for

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review. Mr. Rohmeyer explains all his calculation were based on that survey. Mr. Stockton clarifies the discrepancy. Mr. Rohmeyer confirms that the storm water runoff will not go toward the neighbors, in which Mr. Stockton confirms it will not. Mr. Rohmeyer questions the space used above the garage and Mr. Stockton explains it would be used for storage. Mr. Rohmeyer questions if a new front walk way is proposed, in which Mr. Stockton explains the walkway will be put back together or rebuilt with pavers or concrete. Mr. Colangelo moves to Board Questions. Mrs. Murray notices the garage is off set from the other one. Mr. Stockton confirms. Mrs. Murray questions the set back and questions why the applicant is making more impervious coverage with the garage offset and adding the concrete pavers. Mr. Stockton would have to research why it became a 33 foot setback in the subdivision approval, and in regards to impervious coverage they are still under the requirement. Mrs. Murray points out in the steep slope area it is important to limit impervious coverage. Mr. Steib points out the 33 foot setback is a deed restriction. Mr. Colangelo moves to Public Questions. Charles Green, 252 E Highland Avenue, questions where the assurance will be that the garage is built where they said it will be built. Mr. Stockton explains the plan in front of the board is the plan that will be used. Mr. Trombadore explains any deviations from the plan the applicant would be required to come back before the board. Mr. Colangelo moves to Public Comments. There were none. Mr. Trombadore submits the application for Board approval. Mr. Colangelo moves to Board Discussion. There were none.

MR. HAWLEY MOVED TO APPROVE PB20-19 SECOND BY MRS. MURRAY

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

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. PEPE

**PB20-18 Block 61, Lot 4, 87 Memorial Parkway (Zlata/Clancy) - Application for variance**

Henry Wolff, the attorney for the applicant, is introduced by Mr. Steib. 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, Zoning review prepared by Michelle Clark, dated 9/16/20. Exhibit A2, Variance Application by Michael Zlata, dated 8/26/20. Exhibit A3, plan of survey prepared by Seneca Survey Company Inc., dated 6/27/00. Exhibit A4, elevation and floor plan drawing. Exhibit A5, is technical review #1 from your engineer CME and Associates, dated 10/23/20. Exhibit A6, is a series of 8 photographs of the subject property. Mr. Wolff explains the applicant has been living at this residence for 20 years. There is an existing shed/garage that is in very poor condition. The applicant is requesting to build a new two car garage. Michael Zlata, 87 Memorial Parkway, is sworn in by Mr. Steib. Mr. Zlata explains he has been living at the residence for 20 years. There is an existing garage in the rear that is falling down. Mr. Zlata references the photos of the existing garage and location to his neighbors. Mr. Zlata shows the board members the very poor condition of the garage. The existing driveway is not paved and Mr. Zlata is not planning to pave it. Mr. Zlata is requesting a two car garage with a window for ventilation. The garage door size is needed to fit a full size pickup truck and also to have some storage space. Mr. Zlata believes the garage is conforming to the neighborhood and existing garages. Mr. Zlata is

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proposing to add more stone to the apron of the driveway. Mr. Zlata plans to have gutters and leaders, but no new drainage is proposed. Mr. Rohmeyer questions the proposed driveway apron extension stating it is not on the plan and would like Mr. Zlata to confirm it will comply with maximum allowed coverage. Mr. Zlata agrees it will. Mr. Rohmeyer confirms the existing garage would be demolished and a new structure build, not an extension. Mr. Zlata confirms the existing structure would be removed. Mr. Rohmeyer confirms the garage door will be facing the JCP&L right away. Mr. Zlata confirms. Mr. Rohmeyer questions any utilities being added, in which Mr. Zlata explains only existing electric. Mr. Rohmeyer confirms there will be no damage to the fence, in which Mr. Zlata confirms there will be no damage to the fence. Mr. Larry Loigman the attorney for an objecting resident, Paulette Molar, is sworn in by Mr. Steib. Mr. Loigman points out the affidavit of ownership was not acknowledge. Mr. Steib states the applicant is here to testify. Mr. Loigman points out the water/sewer form was not signed by the utility collector. Mr. Steib states before any resolution is given it is made clear all water, sewer and taxes are up to date. Mr. Loigman confirms the applicant modified the survey with a hand drawing. Mr. Zlata confirm he modified the survey. Mr. Loigman questions if the applicant has an easement from JCP&L in his deed. Mr. Zlata states he does. Mr. Loigman points out in the application the applicant wrote there is no detriment to the public good and asks Mr. Zlata to explain. Mr. Zlata explains removing the existing structure which is in such bad shape and rebuilding a new garage would be the benefit to the public. Mr. Loigman questions why the applicant can’t build a garage within the zoning ordinance. Mr. Zlata explains the bigger garage would give him more storage space. Mr. Loigman confirms a one car garage within the ordinance could be built. Mr. Zlata confirms it could. Mr. Loigman questions the storm water runoff where excess water would go. Mr. Zlata explains gutters will be placed to direct storm water away from the neighbors and the water would go into his lawn. Mr. Loigman questions if the applicant has a report from an engineer regarding the storm water runoff. Mr. Zlata states he does not. Mr. Colangelo moves to Board Questions. Mr. Colangelo questions if directing the runoff to the back of the property would make more sense. Mr. Rohmeyer explains he does not have a topographic survey, however it should be able to handle the runoff and the applicant stated it would not be toward the neighbor’s property. Mr. Josko asked if there are current drainage problems to the adjacent property, in which Mr. Zlata stated there is not. Mr. Colangelo moves to Public Questions. There were none. Mr. Colangelo moves to Public Comments. Mr. Loigman believes the application should be denied as incomplete. Mr. Loidman doesn’t believe the applicant has proven any benefit to the public. Mr. Loigman points out the applicant confirmed he could build a garage that did comply. Mr. Loigman is concerned with access and not having that easement included in the application and also the 20 year old survey with Mr. Zlata’s hand drawings on it. Mr. Wolff points out the applicant is asking for very little in size and a minor deviation. The potential detriment is so minor and trivial and the board should grant the approval. The two car garage would provide more off street parking and Mr. Zlata testified that he had the permission and an easement from JCP&L. Mr. Colangelo moves to Board Discussion. Mr. Josko questions if the variance is approved, who will draw the plans for the project. Mr. Zlata isn’t sure but agrees it would be a licensed professional. Mr. Colangelo points out the existing garage is falling down.

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

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

Nays: NONE

Abstain: NONE

Absent: MR. CROWLEY, MR. PEPE

MRS. MURRAY MOVED TO ADJOURN THE MEETING SECOND BY MR. MCGOLDRICK

Meeting adjourned at 9:25pm.