

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
Workshop Meeting
May 18, 2021**

The Meeting of the Planning Board of the Borough of Atlantic Highlands, was held on May 18th, 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: 7:03pm

Roll Call

Members Present – Mr. Hawley (via zoom), Mr. Neff (via zoom), Mr. Pepe (via zoom), Mrs. Murray (via zoom), Mr. Colangelo, Mr. Josko (via zoom), Mr. Krupinski (via zoom), and Mr. Curry (via zoom)

Members absent- Mr. Dougherty (excused), Mr. Crowley (excused), Mr. Caccamo, Mr. McGoldrick (excused), Mr. Crowther

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 pending litigation involved the Denholtz Settlement, which is scheduled for the June 3rd, 2021 meeting to determine if the settlement agreement is appropriate. Mr. Steib also announced there is a new case that will be discussed in executive session.

Mr. Crowley joined the meeting at 7:04

Other Business: Letter to the Mayor and Council Regarding Ordinance 06-2021

Mr. Steib read the letter addressed to the Mayor and Council listing all the concerns the board had in regards to Ordinance 06-2021 and asked the board members to approve the letter before sending it.

MR. NEFF MOVED TO SEND THE LETTER TO THE MAYOR AND COUNCIL SECOND BY MR. HAWLEY

Ayes: MR. HAWLEY, MR. NEFF, MR. PEPE, MRS. MURRAY, MR. COLANGELO, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

Nays: MR. CROWLEY

Abstain: NONE

Absent: MR. DOUGHERTY (excused), MR. CACCAMO, MR. MCGOLDRICK (excused), MR. CROWTHER

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Roll Call- Members Present- Mr. Crowley (via zoom), Mr. Hawley (via zoom), Mr. Neff (via zoom), Mr. Pepe (via zoom), Mrs. Murray (via zoom), Mr. Colangelo, Mr. Josko (via zoom), Mr. Krupinski (via zoom), and Mr. Curry (via zoom)

Members absent- Mr. Dougherty, Mr. McGoldrick, Mr. Caccamo, Mr. McGoldrick, Mr. Crowther

Approval of Minutes for May 6, 2021 Meeting

MRS. MURRAY MOVED TO APPROVE THE MAY 6, 2021 MINUTES SECOND BY MR. HAWLEY

Ayes: MR. HAWLEY, MR. NEFF, MR. PEPE, MRS. MURRAY, MR. COLANEGLO, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

Nays: MR. CROWLEY

Abstain: NONE

Absent: MR. DOUGHERTY (excused), MR. CACCAMO, MR. MCGOLDRICK (excused), MR. CROWTHER

Approval of the APRIL 2021 Attorney Voucher in the amount of \$2,898.00

MRS. MURRAY MOVED TO APPROVE THE ATTORNEY VOUCHER SECOND BY MR. NEFF

Ayes: MR. CROWLEY, MR. HAWLEY, MR. NEFF, MR. PEPE, MRS. MURRAY, MR. COLANEGLO, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY (excused), MR. CACCAMO, MR. MCGOLDRICK (excused), MR. CROWTHER

Mr. Dougherty joined the meeting at 7:12pm.

PB21-01, Block 66, Lot 9, 69 East Lincoln Avenue (Howe) - Memorialize Resolution Granting Bulk Variance Approval

MRS. MURRAY MOVED TO APPROVE PB21-01 SECOND BY MR. HAWLEY

Ayes: MR. DOUGHERTY, MR. CROWLEY, MR. HAWLEY, MR. NEFF, MR. PEPE, MRS. MURRAY, MR. COLANEGLO

Nays: NONE

Abstain:

Absent: MR. CACCAMO, MR. MCGOLDRICK, MR. CROWTHER

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**PB21-04, Block 105, Lot 4.01, 21 W Lincoln Avenue (Hennessey) - Memorialize Resolution
Granting Site Plan Approval and Use Variance Approval**

MR. NEFF MOVED TO APPROVE PB21-04 SECOND BY MR. PEPE

Ayes: MR. HAWLEY, MR. NEFF, MR. PEPE, MRS. MURRAY, MR. COLANEGLO, MR. JOSKO,
MR. KRUPINSKI

Nays: NONE

Abstain: NONE

Absent: MR. CACCAMO, MR. MCGOLDRICK (excused), MR. CROWTHER

Mr. Caccamo joined the meeting at 7:16pm

PB20-21, Block 9, Lot 1, 321 Ocean Blvd (Ginsburg)-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. Mr. Steib lists the exhibits as Exhibit A1, CME completeness review letter, dated 2/1/21, Exhibit A2, which is a zoning review from your zoning officer, Michelle Clark, dated 6/30/20. Exhibit A3, is an application for variance dated 12/28/20. Exhibit A4, is a variance plan prepared by Richard A. Stockton, dated 12/3/20, revised 2/26/21. Exhibit A5, are architectural plans prepared by Robert W. Adler, dated 6/23/20 consisting seven sheets. Exhibit A6, is a variance plan prepared by Richard Stockton, dated 12/23/20. Exhibit A7, is a steep slope permit review #1 of CME Associates, dated 11/10/20. Exhibit A8, is correspondence from architect Robert Adler, dated 2/26/21. Exhibit A9, is a series of twelve photographs of the property from various vantage points. Exhibit A10, is a technical review from CME Associates, dated 12/12/21. Mark Akins presents the application on behalf of the applicants Robin Ginsburg and Michael Pado. The project calls for a new second story on an existing ranch that has frontage on Ocean Blvd. It also has a side access on Cedar and rear access on Highland Avenue. There are front and rear covered porches proposed, as well as a new two door garage and a new driveway on Highland Avenue. The existing driveway on Ocean Blvd will be reduced in scope. There are also minor site improvements proposed. Mr. Steib swears in Robert Adler of 1049 Broadway West Long Branch, NJ. Mr. Adler lists his credentials as a licensed architect and the board approves. Mr. Adler describes the current home as a single family, one story ranch, with a two car garage attached. Mr. Adler states there is a cellar under the home used as storage space. There are renovations proposed to the bedrooms and bathrooms. There are also minor renovations proposed for a more open larger kitchen and dining room. An outdoor spa and outdoor shower are also proposed. The existing driveway would be modified for a small portion to be used for quests and deliveries. The proposed garage would have four stalls. Two being used for cars, one being used to store an antique car, and the fourth being used for a workshop area. Mr. Adler references the CME review letter and explains all the variances being requested. Mr. Rohmeyer and Mr. Adler addressed all the concerns on the CME technical review letter.

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Mr. Colangelo moves to Board Questions. There were none. Mr. Colangelo moves to Public Questions. There were none. Mr. Steib swears in Barbara Ehlen, 315 Route 34 Colts Neck, NJ. Mrs. Ehlen gives her credentials as a licensed planner and the board approves. Mrs. Ehlen referenced an aerial photograph of the property and describes the parcel to be very unique with three frontages. Mrs. Ehlen gives an overview of the proposed project and feels it is similar in kind to the neighborhood and recent renovations. Mrs. Ehlen points out many of the homes in the neighborhood have added upper level decks and balconies to capture the water views. Mrs. Ehlen states there are many bulk variances requested and references the town's master plan. Mrs. Ehlen also states the outdoor shower respects the side yard setback and feels the renovation plan is very attractive and modern. Mrs. Ehlen states the intensity of the site is not being increased and there will not be an increase of traffic, noise or trash. Mrs. Ehlen points out the renovation was based around the existing footprint of the home and believes the positives outweigh the negatives and the approval should be granted. Mr. Rohmeyer references the side rear discussion and points out Borough code 155-50E. Mr. Rohmeyer explains the side yard is technically a rear and wants to make sure the applicants understand that and are asking for proper relief. Mrs. Ehlen confirms that is correct. Mr. Colangelo moves to Board Discussion. Mr. Hawley questions if the board is to consider that as a side yard or a rear. Mr. Steib explains by definition it is a rear yard, and the planner was giving a rationale as to why it should be considered a side yard, but it is a rear yard. Mr. Colangelo points out the variance was requested for a rear yard. Mr. Colangelo moves to Public Questions. There were none. Mr. Colangelo moves to Public Comments. Blake Deakin, 307 Ocean Blvd was sworn in by Mr. Steib. Mr. Deakin is a neighbor and feels it would be a beautiful addition to the neighborhood and would appreciate the planning board's approval. Cristina and Sean Gormley, 255 E Highland Avenue were sworn in by Mr. Steib. Ms. Gormley reviewed the plans and feels it would be a great addition to the neighborhood. Carolyn Campo, Ocean Blvd was sworn in by Mr. Steib. Mrs. Campo feels the plans look beautiful and has no concern to her property. Mrs. Campo kindly would request if a generator is installed it would be placed in the rear of the property because of the noise concern. Randy and Bob Mayer, 310 Ocean Blvd were sworn in by Mr. Steib. Mrs. Mayer states they live across the street and is excited for the addition. Melody Brown, 315 Ocean Blvd was sworn in by Mr. Steib. Mrs. Brown agrees with everything everyone has said and feels it will be a great addition to the neighborhood. Mr. Akins thanks the board for their time. Mr. Colangelo moves to Board Discussion. Mr. Colangelo states the neighbors seem to be excited. Mrs. Murray recognizes the challenges they face with three frontages. Mr. Pepe feels the plans look gorgeous and recognizes the unique situation. Mr. Pepe questions if Mr. Rohmeyer has any concerns being that it is in the steep slope area. Mr. Steib swears in Mr. Rohmeyer. Mr. Rohmeyer states the application meets all the criteria in regards to steep slope.

MRS. MURRAY MOVED TO APPROVE PB20-21 SECOND BY MR. NEFF

Ayes: MR. HAWLEY, MR. CACCAMO, MR. NEFF, MR. PEPE, MRS. MURRAY, MR. COLANEGLO, MR. JOSKO, MR. KRUPINSKI, MR. CURRY

Nays: NONE

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Abstain: NONE

Absent: MR. MCGOLDRICK (excused), MR. CROWTHER

MR. CROWLEY MADE A MOTION TO ENTER INTO EXECUTIVE SESSION SECOND BY MR. NEFF AT 8:12PM

MR. DOUGHETY MADE A MOTION TO AJOURN EXECUTIVE SESSION SECOND BY MRS. MURRAY AT 8:38PM

REGULAR MEETING ADJORNED AT 8:38. ALL AGREED BY VOICE.

Kelly Snyder
Planning Board Secretary