

**PLANNING BOARD
BOROUGH OF ATLANTIC HIGHLANDS
June 2, 2022**

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held on June 2, 2022 at Borough Hall, 100 First Avenue Atlantic Highlands.

WORKSHOP MEETING: 7:00pm

Roll Call:

Members Present – Mr. Pepe, Mr. Hawley, Mr. Neff, Mr. Caccamo, Mr. Josko, Mr. Krupinski, Mr. Kurdes, Ms. Majewski

Members Absent – Dr. Zuzulock, Mr. Dougherty, Mr. McGoldrick, Mr. Crowther, Mr. Berth Michael Steib was present as Board Attorney. Drew Pavlick, PE, was present on behalf of Douglas Rohmeyer, Board Engineer.

Chairman Pepe called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. 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, 2022. The “Open Public Meetings Act” compliance statement was read. Mr. Pepe called for a moment of silent prayer followed by the Pledge of Allegiance.

Public Comment –

James Krauss, 77 Bayside Drive, indicated he is in favor of the Board educating the public on the hearing process, but feels the best way to do so would for the public to be able to see the Board in action. Mr. Krauss further indicated he is in favor of hybrid meetings.

Mark Fisher, 91 Third Avenue, offered comments indicating he is in favor of hybrid meetings and encouraging public input.

Pending Litigation – None

Other Business – Mr. Pepe advised that he would prefer to have the full Board present before making a decision about hybrid meetings.

Chairman Pepe closed the Workshop portion of the meeting.

REGULAR MEETING: 7:15 pm

Roll Call:

Members Present – Mr. Pepe, Mr. Hawley, Mr. Neff, Mr. Caccamo, Mr. Josko, Mr. Krupinski, Mr. Kurdes, Ms. Majewski

Members Absent – Dr. Zuzulock, Mr. Dougherty, Mr. McGoldrick, Mr. Crowther, Mr. Berth

Approval of the Attorney Vouchers for April 2022 – MR. HAWLEY OFFERED A MOTION TO APPROVE THE ATTORNEY VOUCHERS, SECONDED BY MR. NEFF.

Roll Call:

Ayes: MR. PEPE, MR. HAWLEY, MR. NEFF, MR. CACCAMO, MR. JOSKO, MR. KRUPINSKI, MR. KURDES, MS. MAJEWSKI

Nays: None

Abstain: None

Absent: DR. ZUZULOCK, MR. DOUGHERTY, MR. MCGOLDRICK, MR. CROWTHER, MR. BERTH

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Resolution PB22-04, Block 1, Lot 11.01 & 11.02, 82 Bayside Drive (Soriano) –Granting Bulk Variance Approval - MR. HAWLEY OFFERED A MOTION TO ADOPT THE RESOLUTION, SECONDED BY MR. KRUPINSKI.

Roll Call:

Ayes: MR. HAWLEY, MR. NEFF, MR. CACCAMO, MR. JOSKO,
MR. KRUPINSKI, MR. KURDES

Nays: None

Ineligible: MR. PEPE, MS. MAJEWSKI

Absent: DR. ZUZULOCK, MR. DOUGHERTY, MR. MCGOLDRICK, MR. CROWTHER,
MR. BERTH

Resolution PB22-05, Block 52, Lot 27, 125 E. Washington Avenue (Leshner) - Granting Bulk Variance Approval – MR. NEFF OFFERED A MOTION TO ADOPT THE RESOLUTION, SECONDED BY MR. KRUPINSKI.

Roll Call:

Ayes: MR. PEPE, MR. HAWLEY, MR. NEFF, MR. CACCAMO, MR. KRUPINSKI,
MR. CROWTHER, MR. KURDES, MS. MAJEWSKI

Nays: None

Ineligible: None

Absent: DR. ZUZULOCK, MR. DOUGHERTY, MR. MCGOLDRICK, MR. CROWTHER,
MR. BERTH

PB22-02, Block 91, Lot 6, 33 E. Mount Avenue (Demaio) Application for Minor Subdivision with Variances – Mr. Steib advised this application will not be heard and is being carried to July 7, 2022 at 7:00 pm in Council Chambers at 100 First Avenue, Atlantic Highlands, NJ. No further notice will be required.

PB22-06, Block 141, Lot 1, 102 Center Avenue (Domanski) – Application for Bulk Variances – Mr. Steib advised this application will not be heard and is being carried to July 7, 2022 at 7:00 pm in Council Chambers at 100 First Avenue, Atlantic Highlands, NJ. The applicant will provide full notice.

PB22-07, Block 34, Lot 5, 104 Asbury Avenue (Paskewich) – Application for Bulk Variances – Mr. Steib advised this application will not be heard due to insufficient notice and is being carried to July 7, 2022 at 7:00 pm in Council Chambers at 100 First Avenue, Atlantic Highlands, NJ. The applicant will re-notice only to the neighbors who were deficient.

Conceptual Review – 160 First Avenue, Kalian Companies – Richard Garber, Architect, was present on behalf of the Kalian Companies. He advised that his clients are proposing a missed use building on the corner of First Avenue and Garfield Avenue. The existing structure will be demolished. The property is located in the CBD district and has 170 feet of frontage along First Avenue. Existing photos were displayed to acquaint the Board with the site. The proposal is a permitted use and is mostly compliant with bulk standards. A C-variance is required for the height: 4 stories and forty feet is permitted; they are proposing four stories and forty-three feet and six inches. Mr. Garber discussed the bedroom mix, noting that they would require 60 parking spaces and will be providing 53 total spaces. There is availability to public transportation, which would be a draw to this type of building so they expect the parking count to adequately meet the needs of the future tenants. The first floor will contain 2,141 square feet of retail space and 1,298 square feet of utility space. All area will be ADA accessible. Mr. Garber explained the proposed site

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circulation, noting ingress and egress onto Garfield Avenue. The building will provide six affordable housing units. Mr. Garber explained the proposed floor plans, noting the use of balconies and mix of materials to break down the large scale of the building. The street wall will appear to be three stories with the fourth story setback with a lighter material. There are no windows proposed for the wall that will adjacent to the neighboring building at 158 First Avenue, due to the setback limitations for the zone.

Board members asked for clarification on the floor plans, which were answered by Mr. Garber.

Mr. Pepe suggested filling the small gap between buildings somehow.

Mr. Hawley advised he is not in favor of that large a structure as you first enter town; the construction materials will have to be looked at in terms of a fire safety standpoint.

Ms. Majewski indicated she appreciates the bulk of the parking being in the rear of the building and off of First Avenue. Her main concern would be pedestrians feeling cramped on that section of sidewalk. She further indicated concerns with the site-triangle at the egress and at the First Avenue intersection.

Mr. Hawley suggested purchasing additional land and setting the building back further. Mr. Garber advised he understands the Board concerns, however the CBD zone regulations encourage the placement closer to First Avenue.

Tyler Kalian advised the intent is for a softer view than what exists looking at the new wall that was built as part of 158 First Avenue.

Mr. Pepe indicated he likes the design and appreciates the consideration of Board input.

Mr. Caccamo agreed and indicated he likes the design. He suggested the applicant bring a rendering of the two buildings side-by-side during their application hearing.

Mr. Hawley requested they be mindful when choosing construction materials that do not hinder radio transmissions.

Mark Fisher, 91 Third Avenue, offered comments indicating he would like to see wider sidewalks. He is also concerned with the site-triangles at First and Garfield. Mr. Kalian advised he has a design for a 45 degree cut-off of the building on the first floor adjacent to the intersection that he will have the team take a look at. Mr. Fisher added that he likes the on-site parking.

Sarah Coladurdo, 20 East Highland Avenue, asked questions related to parking, the overhang of the balconies and indicated concern with pedestrian safety and comfort.

Mr. Pepe thanked the Kalian Company for the courtesy of a conceptual review.

Adjournment

Mr. Hawley made a motion to adjourn the meeting at 8:11 pm, second by Ms. Majewski. All present members voted in favor by voice vote.

Erin Uriarte
Planning Board Secretary