

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
February 2nd, 2023**

The Meeting of the Planning Board of the Borough of Atlantic Highlands was held on February 2, 2023 at Borough Hall, 100 First Avenue Atlantic Highlands.

**WORKSHOP MEETING: 7:02pm**

**Roll Call:**

**Members Present** – Mr. Boms, Mr. Hawley, Mr. Neff, Mr. McGoldrick,  
Mr. Caccamo, Mr. Josko, Mr. Krupinski, Ms. Majewski, Dr. Zuzulock, Mr.  
Kurdes, Mr. Berth, Ms. Walter

**Members Absent** – Mr. Dougherty

Michael Steib was present as Board Attorney. Douglas Rohmeyer was present as Board Engineer.

Jessica McLane was present to operate the Zoom technology for those seeking to attend remotely.

Chairman McGoldrick called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. Chairman McGoldrick 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 February 2nd, 2023. He read the “Open Public Meetings Act” compliance statement and stated that formal action would be taken.

Mr. McGoldrick called for a moment of silent prayer followed by the Pledge of Allegiance.

Regarding public comment for items not on the agenda; Mark Fisher, 91 3<sup>rd</sup> Ave. addressed the board. Mr. Fisher expressed how he’s brought this question up several times in the past half a year. Question refers to PB 22-03- 68 1<sup>st</sup> Ave. – Request for minor site plan. Mr. Fisher sited that the resolution for said application was approved August 4<sup>th</sup>, 2022; stipulation that applicant needed to come back and verify number of parking spaces and required accurate square footage.

Mr. Fisher requested clarification from Mr. Steib on this resolution. Discrepancy regarding the file number listed on the resolution vs. file number on original application. Mr. Fisher inquired if this was a situation of a previous filing that got pulled back and re-filed; Mr. Steib felt it leaned more toward clerical error.

Mr. Fisher sited seven months have passed and the required information from the applicant is still not here; he’s confused as to why it takes so long and confused by why it got approved in the first place. Follow-up questions included: a statute of limitations on the approval and if any work was being done on the building. Mr. Steib said he was able to respond to some of the questions. Regarding the length of an approval; approval provides that the zoning will not be changed for a period of two years from the resolution.

Mr. Steib confirmed that he was aware the applicant did submit additional information but he was unsure if it’s been ‘thoroughly reviewed’ yet. He did know that the information submitted was regarding the parking and distance from geographic center of public parking area.

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Board Engineer, Doug Rohmeyer confirmed the information Mr. Steib relayed was correct. Mr. Rohmeyer explained the applicant's professionals/ attorney/engineer, made attempt to address the condition of approval. They submitted information and CME office is working with applicant to clarify and get information to land on a plan as resolution has stipulated. Mr. Rohmeyer stated that resolution compliance has not been obtained at this point from the board. He also clarified for the board that this is part of a private development application that was presented to the board.

Mr. Rohmeyer further explained that the board and the borough don't drive the schedule; it falls on the applicant. He conveyed in his experience, sometimes work like that—obtaining resolution compliance, outside agency approval and all the other 'housekeeping' that goes along with a conditional approval can take a long time. Mr. Fisher expressed that his questions were satisfied but advised the board to look into the application number discrepancy.

Mr. McGoldrick asked if there were any other public comments including Zoom. Jessica McLane advised there was one zoom attendee but no comments/questions. Mr. Steib reported there was no pending litigation.

Mr. Boms made a motion to adjourn workshop meeting, seconded by Ms. Majewski. All were in favor.

**REGULAR MEETING: 7:10 PM  
ROLL CALL:**

**MEMBERS PRESENT**—Mr. Boms, Mr. Hawley, Mr. Neff, Mr. McGoldrick, Mr. Caccamo, Mr. Josko, Mr. Krupinski, Ms. Majewski, Dr. Zuzulock, Mr. Kurdes, Mr. Berth, Ms. Walter

**MEMBERS ABSENT**— Mr. Dougherty

**Approval of Attorney Vouchers for December 2022**

MR. HAWLEY OFFERED A MOTION TO APPROVE ATTORNEY VOUCHERS FOR DECEMBER 2022, SECONDED BY MR. KRUPINSKI

Roll Call:

Ayes: MR. BOMS, MR. HAWLEY, MR. NEFF, MR. MCGOLDRICK, MR. CACCAMO, MR. JOSKO, MR. KRUPINSKI, MS. MAJEWSKI, DR. ZUZULOCK, MR. KURDES, MR. BERTH, MS. WALTER

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY

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**Approval of Meeting Minutes-January 5<sup>th</sup>, 2023**

MR. NEFF OFFERED A MOTION TO APPROVE THE MEETING MINUTES FOR JANUARY 5<sup>TH</sup> 2023, SECONDED BY MR. JOSKO

Roll Call :

Ayes: MR. BOMS, MR. HAWLEY, MR. NEFF, MR. MCGOLDRICK, MR. CACCAMO, MR. JOSKO, MR. KRUPINSKI, MS. MAJEWSKI, DR. ZUZULOCK, MR. KURDES, MR. BERTH, MS. WALTER

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY

**Approval for Memorializing Resolution PB-22-22-1<sup>st</sup> Cup, LLC**

MR. JOSKO OFFERED A MOTION TO APPROVE THE RESOLUTION FOR GRANTING VARIANCE & MINOR SITE PLAN APPROVAL, SECONDED BY MR. HAWLEY

Roll Call:

Ayes: MR. BOMS, MR. HAWLEY, MR. NEFF, MR. MCGOLDRICK, MR. CACCAMO, MR. JOSKO, MR. KRUPINSKI, MS. MAJEWSKI

Nays: NONE

Mr. Steib explained that the Kirsh application was being withdrawn; applicant advised they're not prepared to proceed at this time.

**Dismissing Application without prejudice for Bulk Variance-PB 22-19 Kirsh-78 Eighth Ave.**

MR. HAWLEY OFFERED A MOTION TO DISMISS THIS APPLICATION WITHOUT PREJUDICE, SECONDED BY MR. BOMS

Roll Call :

Ayes: MR. BOMS, MR. HAWLEY, MR. NEFF, MR. MCGOLDRICK, MR. CACCAMO, MR. JOSKO, MR. KRUPINSKI, MS. MAJEWSKI, DR. ZUZULOCK, MR. KURDES, MR. BERTH, MS. WALTER

Nays: NONE

Abstain: NONE

Absent: MR. DOUGHERTY

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Mr. Steib informed the board and forum that two applications originally slated for this meeting were being carried to the March 2<sup>nd</sup> meeting:

PB 22-21 Cannamela-Application for Bulk Variance

PB 22-14 Inzallaco-Application for Bulk Variance

Mr. Steib made it known that all applicants being carried will have to re-notice, siting newspaper and 200 ft. list. He also mentioned that anyone that was present at this meeting for either of those applications they were not being heard at this time.

**ADJOURNMENT: 7:15 PM**

MR. NEFF MADE A MOTION TO ADJOURN AT 7:15 P.M SECONDED BY MR.  
KRUPINSKI

Board voiced in favor by voice vote.