

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

The Meeting of the Planning Board of the Borough of Atlantic Highlands was held on April 6, 2023 at Borough Hall, 100 First Avenue Atlantic Highlands.

**WORKSHOP MEETING**

**Roll Call:**

Present: Mr. Boms, Mr. Caccamo, Mr. Hawley, Mr. Neff, Mr. McGoldrick, Mr. Dougherty,  
Mr. Josko, Dr. Zuzulock, Ms. Walter

**Members Absent –** Mr. Berth, Ms. Majewski, Mr. Kurdes, Mr Krupinski,

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 March 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. He inquired whether or not there was an answer to his question regarding the parking site plan situation he had last meeting regarding the 68 First Ave. application. Mr. Steib answered that in regard to the application number discrepancy brought up last meeting; that was resolved and the corrected resolution was sent to be given to Mr. Fisher. Mr. Fisher acknowledged he did indeed receive it and thanked Mr. Steib. Mr. Fisher sited that he was still wondering about the status of the parking situation. Doug Rohmeyer interjected that the applicant has not achieved resolution compliance as of yet. Mr. Rohmeyer said that a follow-up submission was made by the applicant, however, it was not found to be sufficient. Additional information has been requested. Therefore, the applicant is still trying to achieve resolution compliance.

Mr. Fisher questioned whether or not the applicant had to come back before the board to re-present their submissions like they did for the initial application. Mr. Steib explained that they (the applicant) will not be granted approvals until compliance is reached with the resolution.

Board member, Brian Dougherty, asked Mr. Steib a follow-up question regarding if there was a period of time in which they need to achieve/reach compliance. Mr. Steib responded that there is no period of time in which they need to reach resolution compliance; however, there is a time frame as far as the approval lasts, before, they are subject to changes in zoning. This is a time period of two years.

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Mr. McGoldrick asked if there were any other comments and/or anybody with a hand raised on zoom; Jessica McLane replied no hands raised on Zoom.

Mr. Steib stated that there was no pending litigation.

With regard to other business, Mr. Steib announced that the board has received a list with a copy of the ordinance fee schedule. This has been submitted for review over the next few weeks. Anyone with comments/recommendations/suggestions were directed to provide them to Mr. Steib and Mr. Rohmeyer; they'll provide a report to the board. Mr. Steib commented that the current fee schedule is "ancient" and the governing body is looking for suggestions as to what might be a more reasonable fee schedule at this point. Mr. Steib went on to say that he and Doug will get together to review fee schedule themselves and any comments from the board would be welcomed. Points of discussion would be encouraged at next month's planning board meeting.

Chairman McGoldrick asked Mr. Steib if the fee schedule required a resolution from the board. Mr. Steib said that while it does not need a resolution; it will require suggestion(s) with a letter (Mr. Steib will provide). The topic of zoning fees was also brought up by the board as something to look into as well. Board was advised that the current zoning fees are available for viewing online under municipal development regulations.

Lastly, in other workshop business, Chairman McGoldrick wanted to make the board members aware that the next meeting falls right up against the Easter holiday weekend. He advised that if any members know they are going to be out of town to let the board secretary know sooner than later. This is to be done to ensure there is a quorum.

**Adjournment**

Mr. Neff made a motion to adjourn, seconded by Mr. Hawley. All were in favor.

**REGULAR MEETING:**

**ROLL CALL:**

**MEMBERS PRESENT**— Mr. Hawley, Mr. Neff, Mr. McGoldrick, Mr. Dougherty,  
Mr. Caccamo, Mr. Josko, Dr. Zuzulock, Ms. Walter

**MEMBERS ABSENT**— Mr. Berth, Ms. Majewski, Mr. Kurdes, Mr Krupinski, Mr. Boms

**Approval of Attorney Vouchers for January 2023**

MR. HAWLEY OFFERED A MOTION TO APPROVE ATTORNEY VOUCHERS FOR JANUARY 2023,  
SECONDED BY MR. NEFF

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Roll Call:

Ayes: Mr. Hawley, Mr. Neff, Mr. McGoldrick, Mr. Dougherty,  
Mr. Caccamo, Mr. Josko, Dr. Zuzulock, Ms. Walter

Nays: NONE

Abstain: NONE

Absent: Mr. Berth, Ms. Majewski, Mr. Kurdes, Mr Krupinski, Mr. Boms

**Approval of Meeting Minutes-February 2<sup>nd</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. Hawley, Mr. Neff, Mr. McGoldrick, Mr. Caccamo, Mr. Josko, Dr. Zuzulock, Ms. Walter

Nays: NONE

Abstain: Mr. Dougherty

Absent: Mr. Berth, Ms. Majewski, Mr. Kurdes, Mr Krupinski, Mr. Boms

**Approval for Memorializing Resolution PB-22-19 – Kirsh- Granting application withdrawal without prejudice**

MR. HAWLEY OFFERED A MOTION TO APPROVE THE RESOLUTION FOR GRANTING APPLICATION WITHDRAWAL WITHOUT PREJUDICE, SECONDED BY MR. NEFF

Roll Call:

Ayes: Mr. Hawley, Mr. Neff, Mr. McGoldrick, Mr. Caccamo, Mr. Josko

Nays: NONE

Abstain: NONE

Absent: Mr. Berth, Ms. Majewski, Mr. Kurdes, Mr Krupinski, Mr. Boms

Mr. Steib gave explanations for several applications that were being carried to April 6<sup>th</sup> meeting:

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- PB22-21-Cannamella- Block 57, Lot 6- Application for Bulk Variance  
Being carried due to an error in failing to notice the county due to its proximity to a county road. All other notice was in order. This application has been rescheduled for April 6<sup>th</sup> and no further notice will be given.
  
- PB22-23-Atlantic Highlands Yacht Club-Block 7, Lot 5.03-6 Simon Lake Dr.-  
Application for Minor Site Plan  
The reason for this application's carry to next meeting dealt with the Shore Casino's attorney, Brian Nelson unavailable for this meeting. The application will not be noticed further and is slated for the Apr. 6<sup>th</sup> meeting.
  
- PB22-14-Inzallaco-Block 87, Lot 1-38 Asbury Ave. – Application for Bulk Variance.  
Applicant had error in newspaper publication notice. The requirement is a minimum of 10 days prior to the meeting and the applicant noticed 7 days.

**Adjournment-**

MR. NEFF MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY MR. HAWLEY. ALL VOTED IN FAVOR BY VOICE VOTE.