



PLANNING BOARD MEETING MINUTES
BOROUGH OF ATLANTIC HIGHLANDS
100 FIRST AVE
ATLANTIC HIGHLANDS, NJ 07716
JANUARY 2, 2025

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held January 2, 2025 at Borough Hall, 100 First Avenue Atlantic Highlands.

REORGANIZATION MEETING 7:00PM

Mr. Steib took the oath of office of Dave Krupinski, Marty Hawley, Councilman Brian Dougherty, Lynette Ruffo DePasca, Merissa Zuzulock, Chris Kurdes, Jim Neff, Michele Walter, Michael Bearmore and Cory Herrala

Mr. McGoldrick then made a brief announcement about the Reorganization Meeting

Roll Call:

Members Present –Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Dr. Zuzlock, Mr. Josko, Ms. Majewski, Mr. Kurdes, Mr. Neff, Ms. Walter, Mr. Bearmore, Mr. Herrala.

Members Absent – None

Professionals Present: Douglas Rohmeyer, Engineer and Micheal Steib, Attorney

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

Appointment of Chair

Mr. Hawley nominated Mr. Goldrick for Chair, Dr. Zuzulock seconded the motion. Mr. McGoldrick abstained, and all were in favor. Mr. McGoldrick thanked the board.

Appointment of Vice Chair

Mr. Krupinski nominated Mr. Josko for Vice Chair, Mr. Neff seconded the motion. Mr. Josko abstained, and all were in favor. Mr. Josko thanked the board.

Appointment of Completeness Review Sub-Committee & Alternate Sub-Committee

Mr. Hawley and Mr. Krupinski volunteered for the Sub-Committee and Mr. Josko volunteered as an alternate.

Appointment of Board Attorney

Mr. Hawley made a motion for Mr. Steib, Mr, Krupinski seconded the motion, all were in favor. Mr. Steib thanked the Board.

Appointment of Board Engineer

Mr. Josko made a motion for Mr. Rohmeyer, Mr. Neff seconded the motion, all were in favor. Mr. Rohmeyer thanked the Board.

Appointment of Designated Planner on an as needed basis

Mr. Neff made a motion for Thomas Planning Associates, Mr. Hawley seconded the motion, all were in favor.

Appointment of Board Secretary

Mr. Krupinski made a motion for Renee Frotton, Mr. Hawley seconded the motion, all were in favor. Ms. Frotton thanked the Board.

Appointment of Two River Times and Asbury Park Press for Legal Publications

Mr. Krupinski made a motion for the Two River Times and Asbury Park Press, Dr. Zuzulock seconded the motion, all were in favor.

Approval of 2025 Meeting Dates; 2026 Reorganization Date

Discussion was had about the Planning Board meeting dates for 2025 and the 2026 Reorganization date. There was a discussion about changing the July 3, 2025 meeting date due to the town firework display. Also the October 2, 2025 meeting date was also discussed due to Yom Kippur. It was decided to keep the dates as is and discussion will be had at a future meeting about alternate dates.

Ms. Majewski made a motion to approve the meeting dates, Dr. Zuzulock seconded the motion, all were in favor.

Motion was made by Mr. Neff to adjourn the Reorganization portion of the meeting, the motion was seconded by Mr. Krupinski, all were in favor. Meeting adjourned at 7:14 pm.

WORKSHOP MEETING: 7:14 pm

Roll Call:

Members Present –Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. DePasca, Dr. Zuzlock, Mr. Josko, Ms. Majewski, Mr. Kurdes, Mr. Neff, Ms. Walter, Mr. Bearmore, Mr. Herrala.

Members Absent – None

Professionals Present: Douglas Rohmeyer, Engineer and Micheal Steib, Attorney

Public Comment – None

Pending Litigation – None

Other Business – Ordinance Committee – Ms. DePasca, Dr. Zuzulock, Ms. Walter and Mr. Kurdes Volunteered.

Discussion about annual report – the board has the report to review, will be voted on at next meeting.

Motion was made by Ms. Majewski to adjourn the workshop portion of the meeting, the motion was seconded by Mr. Krupinski, all were in favor. Meeting adjourned at 7:17 pm.

REGULAR MEETING: 7:17 pm.

Roll Call:

Members Present –Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. DePasca, Dr. Zuzlock, Mr. Josko, Ms. Majewski, Mr. Kurdes, Mr. Neff, Ms. Walter, Mr. Bearmore, Mr. Herrala.

Members Absent – None

Professionals Present: Douglas Rohmeyer, Engineer and Micheal Steib, Attorney

Approval of Minutes December 5, 2024 Meetings

Motion to approve: Mr. Neff

Second: Ms. Majewski

Ayes: Mr. Krupinski, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Ms. Majewski, Mr. Kurdes

Nays: None

Abstain: Mr. Hawley, Dr. Zuzulock, Mr. Josko

Absent: None

Approval of Attorney Vouchers November 2024

Motion to approve: Mr. Hawley

Second: Mr. Josko

Ayes: Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Dr. Zuzulock, Mr. Josko, Ms. Majewski, Mr. Kurdes

Nays: None

Abstain: None

Absent: None

PB24-12: Winnerling/Moody – 99 Center Ave – Use/Bulk Variance – request to be carried by applicant. No new notice will be given. Application will be carried to February 6, 2025 meeting.

PB24-16: Tarallo/Murray – 18 East Ave- Bulk Variance – will be carried to the February 6, 2025 meeting. The applicant failed to have the notice of the application filed in the newspaper in a timely manner. No further notice will be given.

PB24-05: Kalian – 14 E Garfield Ave – Preliminary/Final Major Subdivision & Bulk Variance. This application is a continuation from a prior meeting.

Mr. McGoldrick stepped down from the dais and recused himself from the application. Mr. Josko stepped in to Chair the meeting.

Mr. Steib entered new evidence in. Mr. Brodsky (applicant's attorney) spoke about the application and stated that the plans have been adjusted from a 5 residential lot subdivision to a 4 lot residential subdivision. Spoke about what is currently on the property. Lots are still not wide enough for the zone but they feel that it is a better plan. Residential homes are a permitted use in the zone. The number of variances has decreased due to removing one lot from the original plans. Mr. Fichter from In-site Engineering discussed the size of the lots and details of the lots. He also discussed the size of the homes that would be built on each lot. Discussion on parking was had. Requested a design waiver for street trees. Discussion about storm water management. Board Engineer Doug Rohmeyer went through his report. Reviewed variances and design waivers. Discussion by Board Members about the on street parking. Discussion about fencing and buffering. Discussion of dry wells. Discussion of outside agency approval. Discussion of restoration of roadway itself. Members asked questions of Mr. Fichter. Mr. Rohmeyer asked questions about front yard setback.

Questions from the public regarding Engineering:

Mr. Fisher 91 Third Ave- distance between the structure on new lot 3.01 and structure on lot 2. Question about sewer pipe. Question about buffer.

Ashley Cruz -124 Wesley Ave – Question about trees

Mr. Ortiz – 13 E Lincoln - Question about water flow. Question about demolition

Carol Barnett - 17 E Garfield – Question about pruning and cleaning up trees that are on the street.

Public questions for this portion of the meeting were closed.

Mr. Fichter continues with the presentation of the planning testimony.

Testimony completed.

Questions from the public:

Jay Bellavance - 8 Memorial Parkway – Question about the direction of traffic on E Garfield.

No more questions from the public.

Comments from the board members. Review of the special conditions.

Motion to approve: Mr. Krupinski

Second: Ms. Majewski

Ayes: Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Ms. Depasca, Dr. Zuzulock, Ms. Majewski, Mr. Kurdes

Nays: Mr. Josko

Abstain: None

Absent: None

Recuse: Mr. McGoldrick

8:55 PM – break

9:02 PM – meeting resumed

Roll Call:

Members Present –Mr. Krupinski, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Ms. Depasca, Dr. Zuzulock, Mr. Josko, Ms. Majewski, Mr. Kurdes, Mr. Neff, Mr. Bearmore, Mr. Herrala.

Members Absent – Ms. Walter (left meeting 9:02 pm.)

Professionals Present: Douglas Rohmeyer, Engineer and Micheal Steib, Attorney

PB24-17 Gordon – 12 Bayside Drive

Mr, Steib stated that service is in order and that the Board can hear the application. Mr. Steib introduced exhibits. Attorney John Anderson represents the applicant. Discussed the house and property and the proposed work that the applicant is requesting. Michael Simpson Architect and Planner for applicant. Mr. Simpson described the structure on the property, the property and reasons for the application. Mr. Rohmeyer asked about building runoff. Further discussion about the addition and deck were had. Mr. Hawley asked about the septic system on the property and the capacity of the septic system. If the septic system needed to be updated what would the disturbance to the property. Concerns were stated about the steep slope aspect of the property and disturbance of the land to update the septic system. After some discussion it was decided to carry the application to the next meeting to allow time for the applicant to review the steep slope aspects of the property and the septic system.

Application will be carried to the February 6, 2025 meeting.

Mr, Krupinski made a motion for adjournment, Ms. Majewski seconded the motion, all were in favor. Meeting adjourned 10:09 pm.