

PLANNING BOARD MEETING MINUTES  
BOROUGH OF ATLANTIC HIGHLAND  
100 FIRST AVE ATLANTIC HIGHLANDS, NJ  
AUGUST 1, 2024

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held August 1, 2024 at Borough Hall, 100 First Avenue Atlantic Highlands.

WORKSHOP MEETING: 7:00pm

Roll Call:

Members Present –Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Caccamo, Ms. Majewski, Mr. Neff, Mr. Kurdes, Ms. Walter

Members Absent – Mr. Josko, Dr. Zuzulock, Mr. Bearmore

Professionals Present: Drew Pavlick, 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.

**Public Comment** – Micheal Anderson, 3 Second Ave, talked the hope that if there were updates to any of the development ordinances in the future that Second Ave be looked at for its historical background and uniqueness to the town. And that property owners would be asked for input.

Mark Fisher, 91 Third Ave – Stated that there may or may not be an informal hearing tonight and he stated that he hoped there was time set aside for the public to comment.

Mr. Steib stated that there will not be time for public comment as it is not a public hearing on an application it is an informal concept.

**Pending Litigation** – None

**Other Business** – None

Mr. Neff made a motion to adjourn workshop meeting, seconded by Ms. Majewski. All were in favor. Workshop meeting was adjourned 7:05p.m.

REGULAR MEETING:

Roll Call: Members Present – Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Caccamo, Ms. Majewski, Mr. Neff, Mr. Kurdes, Ms. Walter

Members Absent – Mr. Josko, Dr. Zuzulock, Mr. Bearmore

Professionals Present: Drew Pavlick, Engineer and Micheal Steib, Attorney

### **Appointment of Renee Frotton, Board Secretary**

Motion to approve: Mr. Hawley

Second: Mr. Dougherty

Ayes: Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Caccamo, Ms. Majewski, Mr. Neff, Mr. Kurdes, Ms. Walter

Nays: None

Abstain:

Absent: Mr. Josko, Dr. Zuzulock, Mr. Bearmore

### **Approval Memorialization Resolution PB24-07 69 First Ave. Block 115 Lot 6**

Motion to approve: Ms. Majewski

Second: Mr. Neff

Ayes: Ms. Depasca, Mr. Dougherty, Mr. McGoldrick, Ms. Majewski, Mr. Neff, Ms. Walter

Nays: None

Abstain: None

Absent: Mr. Josko, Dr. Zuzulock

PB23-10: Birchwood-58 First Ave. B 97 L 15 – Site plan and Use Change. Mr. Steib confirmed that notice was given and is in order. Mr. Steib went through list of exhibits. Mr. Aikens is attorney for the Applicant. Ms. Depasca and Mr. Dougherty left the dais. Mr. Aikens described the property. Commercial will remain on first floor, request to change use from office to three apartments on second floor with access from Second Ave. Christopher Bednarski from Insite Engineering is here for the applicant and to speak about the application. Mr. Bednarski discussed exhibits that were presented to the Board and public. Applicant is seeking to change the use of the office space on the second floor to residential use. Commercial units will remain on first floor. The rear parking lot will only be used for the residents not for the commercial units on the first floor. Rear parking can only be accessed from Second Ave. Plans show a three car one story parking garage to be built on the property for use by the residential units only. Plans for the parking lot and garage were discussed. Discussion of non conformity issues on the property, this property is in two zones; building is in HBD zone and the parking lot is in the R-1 zone. Discussion about drainage was discussed. Discussing about landscaping occurred. Limited area for shrubbery to be planted. Board Engineer went through his questions. Board members asked their questions and stated their concerns. Mr. McGoldrick made a comment about the garage, conversation about garage was had. It was stated by attorney that there could be a discussion about not having the garage in the plans. Requested a short break for that discussion.

8:35pm quick break in the meeting

8:45pm meeting started again continuation of PB23-10: Birchwood-58 First Ave. B97 L 15 application being heard. Mr. Aikens asked for comment from the public regarding the application. Mr. Dean Second Ave stated that he would personally like to see the property developed into a home. Discussed drainage on the property. Stated that he does not want the garage on the property. He would prefer more landscaping. Mrs. Barrett Second Ave

would prefer not to have the garage there either. Mr. Aikens stated he would like to informally poll the board, this is not a formal vote. Mr. Aikens plans to submit revised plans and application is being carried to the September 5, 2024. No further notice needs to be given. Notice given at meeting for all in attendance that the application will be carried to the September 5, 2024 at 7pm.

Mr. Dougherty and Ms. Depasca returned to the dais.

PB24-06: Barrett-9 Second Ave B 97 L 25 – Variance Minor site plan approval. Mr. Steib confirmed that service is in order and the application could be heard. Mr. Steib went through exhibits. Applicant Ms. Barrett was sworn in. Patio currently exceeds lot coverage requirements. Six foot fence in front yard. Ms. Barrett explained where the patio is located. Talked about run off, greenery that was planted. She stated that the patio has been there for just about a year. Questions were asked about the fence.

Public comments: Allan Dean Second Ave, in favor of the fence and trees, it will add to the street scape. Mr. Fisher, Third Ave, commented on impervious coverage.

Motion to approve: Ms. Majewski

Second: Mr. Krupinski

Ayes: Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Caccamo, Ms. Majewski, Mr. Neff, Mr. Kurdes, Ms. Walter

Nayes:

Absent: Mr. Josko, Dr. Zuzulock, Mr. Bearmore

PB24-09: Williams-93 Bay Ave B133 L10 – Minor site plan approval. Mr. Dougherty has stepped down from the dais and has recused himself from the application. Mr. Steib confirmed that proper notice was given and everything is in order. Mr. Steib went over the exhibits. Mr. Steib swore in Melanie Meyers and Dennis Williams the applicants. There is currently only a shared driveway on the property. Applicant is looking to put in a private driveway because the neighbor who they currently share a driveway with is selling the house. They are currently no agreements in place for the shared driveway access and there have been occasions where the applicant have been unable to use the shared driveway and they would like to install their own private driveway. Eng. Drew Pavlick discussed concerns with width of driveway and a tree that seemed to be in the way. The applicants stated the tree is no longer there. Discussion about drainage and surface coverage. Questions from the board.

Public Comments: Neighbor, 91 Bay Ave who shares the shared driveway. Wanted to make sure that it would not affect the shared driveway.

Mr. McGoldrick commented on impervious coverage. Board members discussed the fact of the multiple cars that were parked in the rear of the property. The property owner is a car collector. Question asked about length of driveway from the Board.

Motion to approve: Ms. Majewski

Second: Ms. Walter

Ayes: Ms. Despasca, Mr. Hawley, Mr. McGoldrick, Mr. Caccamo, Ms. Majewski, Mr. Neff, Mr. Kurdes, Ms. Walter

Nays: Mr. Krupinski

Recuse: Mr. Dougherty

Absent: Mr. Josko, Dr. Zuzulock, Mr. Bearmore

Mr. Hawley left the meeting at 9:35pm

Informal Hearing: DOTBC Holdings, LLC (Carton Brewery)-120 First Ave B 99 L 7&9- Attorney for the informal concept introduced himself. Mr. Steib stated that this is an informal concept review, this is not an application that the public can comment on. Nothing will be voted on. This discussion is between the Board and the Applicant. Since it was an informal hearing the Engineer was not sworn in. Discussion of a concept plan for the property to convert it from the Brewery to commercial on the first floor and residential units on the second and third floor. Top floor deck, private access. Questions from the board regarding parking, the Brewery staying in the building, an addition to be added to the building on E Washington Ave. Statements/questions about green scaping around the building and common area.

Adjournment of Regular Meeting: Mr. Krupinski made a motion to adjourn. All in favor. Meeting adjourned at 10:23pm