

PLANNING BOARD MEETING MINUTES
BOROUGH OF ATLANTIC HIGHLANDS
100 FIRST AVE., ATLANTIC HIGHLANDS, NJ

July 16, 2024

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held on July 16, 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. Josko, Ms. Majewski, Mr. Neff, Dr. Zuzulock, Ms. Walters, Mr. Bearmore

Members Absent – Mr. Krupinski, Mr. Caccamo, Mr. Kurdes

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.

Public Comment – None

Pending Litigation – None

Other Business – None

Adjournment of Workshop Meeting: Ms. Majewski made a motion to adjourn workshop meeting, seconded by Mr. Josko. All were in favor. Workshop meeting was adjourned 7:03p.m.

REGULAR MEETING:

Roll Call: Members Present – Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Josko, Ms. Majewski, Mr. Neff, Dr. Zuzulock, Ms. Walters, Mr. Bearmore

Members Absent – Mr. Krupinski, Mr. Caccamo, Mr. Kurdes

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

Approval of Meeting Minutes – June 6 ,2024

Motion to approve: Mr. Neff

Second: Dr. Zuzulock

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

Nays: None

Abstain:

Absent: Mr. Krupinski, Mr. Caccamo, Mr. Kurdes

Approval of Attorney Vouchers for May and June 2024

Motion to approve: Mr. Josko

Second: Ms. Majewski

Ayes: Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Josko, Ms. Majewski, Mr. Neff, Dr. Zuzulock, Ms. Walters

Nays: None

Abstain: None

Absent: Mr. Krupinski, Mr. Kurdes, Mr. Bearmore

PB23-10: Birchwood 58 First Ave. B 97 L 15 – Request to be carried to the August 1, 2024 meeting. Mr. Steib informed the board that this application had been on the agenda for a number of months and that he had spoken to the applicants' attorney and applicant was not able to present and precede this evening. It was explained to the applicants attorney that due to the length of time it has been they would need to notice the public again. Mr. Steib also informed them that if they were not ready to proceed on August 1, 2024 that the board may consider dismissing the application. If the board has no problem this application will be carried to the August 1, 2024. No concerns mentioned. Application carried to the August 1, 2024 Planning Board Meeting at 7pm.

PB24-06: Barrett – 9 2nd Ave. B 97 L25 Mr. Steib asked if there was anyone here for this application. No one in attendance responded. Mr. Steib stated that the Board should move forward to the next application.

PB24-07: Ruotolo-69 First Ave. B115 L 6 – Application for Use Variance. Mr. Steib stated that an application for a minor site plan approval does not require applicant to serve notice based on the Ordinance. Mr. Steib went thru list of exhibits. The applicant is represented by John Sarto, Esq. Mr. Steib swore in Mr. Ruotolo. Mr. Ruotolo received previous approval for an esthetician at this location but that never occurred after approval was given. Health Department stated the space was too small that the esthetician was going to occupy. Mr. Ruotolo would now like to put a coffee counter within the retail store that is already there. Mr. Ruotolo explained that this would be counter only service, no self service. There would be no seating inside the store. More discussion was had about the size of the counter or space that would be used to serve the coffee. The room that was to be set up for the esthetician will not be used, it is currently used for storage. Question was asked about cleaning up at the end of the day. Mr. Ruotolo explained that there is a sink room at the rear of the store that will be used for cleaning at the end of the day. Question asked about making prepared foods at the premises, Mr. Ruotolo stated that no prepared foods would be served. No questions from the public.

Motion to approve: Mr. Neff

Second: Dr. Zuzulock

Ayes: Ms. Despasca, Mr. Dougherty, Mr. McGoldrick, Mr. Josko, Ms. Majewski, Mr. Neff, Dr. Zuzulock, Ms. Walter

Nays: Mr. Hawley

Absent: Mr. Krupinski, Mr. Caccamo, Mr. Kurdes

Mr. Steib stated the other applicant seems to not be here. Suggestion was made to carry to next meeting, August 1, 2024. They did serve notice. No further notice required. Mr. Steib stated that to the people here from the public this is for the Barrett application – 9 2nd Ave. B97 L25, this application will be carried to the August 1, 2024 meeting at 7pm. No further notice will be required.

Adjournment of Regular Meeting: Mr. Neff made a motion to adjourn and Mr. Bearmore seconded. All in favor. Meeting adjourned at 7:28p.m.