

PLANNING BOARD MEETING MINUTES
BOROUGH OF ATLANTIC HIGHLAND
100 FIRST AVE ATLANTIC HIGHLANDS, NJ
SEPTEMBER 5, 2024

The Regular Meeting of the Planning Board of the Borough of Atlantic Highlands was held September 5, 2024 at Borough Hall, 100 First Avenue Atlantic Highlands.

WORKSHOP MEETING: 7:09pm

Roll Call:

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

Members Absent – Mr. Caccamo, Ms. Majewski

Professionals Present: Doug 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 – Mr. Steib introduced the Developers Escrow Agreement that is going to be part of the board application. He then explained why it should be part of the application process. The Board then discussed it.

Motion to approve: Mr. Josko

Second: Mr. Neff

Ayes: Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Josko, Mr. Neff, Dr. Zuzulock, Mr. Kurdes, Ms. Walter, Mr. Bearmore

Nays: None

Abstain:

Absent: Mr. Caccamo, Ms. Majewski

Mr. Hawley made a motion to adjourn workshop meeting, seconded by Dr. Zuzulock. All were in favor. Workshop meeting was adjourned 7:14p.m.

There were issues with zoom.

REGULAR MEETING:

Roll Call: Members Present – Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Josko, Mr. Neff, Dr. Zuzulock, Mr. Kurdes, Ms. Walter, Mr. Bearmore

Members Absent – Mr. Caccamo, Ms. Majewski

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

Approval of Minutes July & August 2024 Meetings

Motion to approve: Mr. Neff

Second: Mr. Krupinski

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

Nays: None

Abstain: Mr. Josko, Dr. Zuzulock

Absent: Mr. Caccamo, Ms. Majewski

Approval of Attorney Vouchers July 2024

Motion to approve: Mr. Josko

Second: Mr. Hawley

Ayes: Ms. Depasca, Mr. Hawley, Mr. Dougherty, Mr. McGoldrick, Mr. Krupinski, Mr. Josko, Mr. Neff, Dr. Zuzulock, Mr. Kurdes, Ms. Walter, Mr. Bearmore

Nays: None

Abstain: None

Absent: Mr. Caccamo, Ms. Majewski

Approval Memorialization of Resolution Granting Variance Approval 24-06 – Barrett- 9 Second Ave B 97 L 8

Motion to approve: Mr. Neff

Second: Mr. Hawley

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

Nays: None

Abstain: None

Absent: Mr. Caccamo, Ms. Majewski

Approval Memorialization of Resolution Granting Variance Approval 24-09 – Williams-93 Bay Ave B133 L 10

Motion to approve: Mr. Hawley

Second: Mr. Neff

Ayes: Ms. Depasca, Mr. Hawley, Mr. McGoldrick, Mr. Neff, Mr. Kurdes, Ms. Walter

Nays: None

Abstain: None

Absent: Mr. Caccamo, Ms. Majewski

PB22-26: Torres/Dillman-148 Bayside Drive – B1 L7 Request for an extension of time of Variance Approval.

Mr. Steib stated that this is a request for an extension of time. The variance was approved back in October 2023. Borough Ordinance has a one-year expiration date to start the work after variance approval. Applicants have not started work and are requesting an extension of time.

No one present for the application. Discussion by the board. Financial issues caused the delay in the starting of the work.

Motion to approve: Mr. Dougherty

Second: Dr. Zuzulock

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

Nays: None

Abstain: Ms. Despasca, Mr. Bearmore

Absent: Mr. Caccamo, Ms. Majewski

PB23-10 Birchwood – 58 First Ave – B 97 L 15 Continued from the August 1, 2024 meeting

Ms. Depasca and Mr. Dougherty left the dais.

Mr. Steib stated that since this was a continuance that no new notice needed to be given.

Mr. Steib introduced additional evidence for the application. Attorney Mark Aikens represented the applicant. Chris Bednarsky, In-site Engineering, reviewed last meetings discussion and discussed changes to the application. They have removed the three-car garage from the plans. Doug Rohmeyer, Board Engineer asked about stormwater management, maintenance of the property, perimeter landscaping and spoke about parking and vehicles getting in and out of the lot. Members of the board asked questions.

Questions from the public (not public comment) Mr. Dean Second Ave. Asked about a tree. Could the driveway be moved to the other side of the parking lot? George Rush, Second Ave asked about traffic control? Mark Fisher Third Ave, asked about Handicap Ramp. Mr. Dean asked about flipping the parking lot.

Robert Hudak, In-site Engineering Professional Planner spoke about the plans of the property in regards to the revised application. Doug Rohmeyer spoke about the application. Questions from the Board Members.

No questions from the public. Mr. Steib asked questions.

Comments from the public: Mr. Dean, Second Ave, liked somethings about the application, concerned about maintaining of the property. Commented and asked about flipping the driveway.

Sara Colasurdo E Highland Ave, thinks it is a great utilization of an older building.

Close public portion.

Board Members had discussion about application.

Motion to approve: Mr. Krupinski

Second: Mr. Hawley

Ayes: Mr. Hawley, Mr. McGoldrick, Mr. Krupinski, Mr. Josko, Mr. Neff, Mr. Kurdes, Ms. Walter

Nays: None

Abstain: Dr. Zuzulock, Mr. Bearmore

Recuse: Ms. Depasca, Mr. Dougherty

Absent: Mr. Caccamo, Ms. Majewski

Break in meeting to 8:50-8:55pm.

Mr. Neff left meeting at 8:59pm.

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

Mr. McGoldrick left the dais.

PB24-05 Kalian-14 E Garfield Ave – B 101 L 3

Mr. Steib stated that service for the application is in order and it can be heard. Mr. Steib entered exhibits. Rick Brodsky, Esq is attorney for the applicant. Jason Fichter In-site Engineering. Mr. Fichter entered more exhibits. Mr. Fichter will be testifying as the Engineer and Planner for the application. Mr. Brodsky stated that the applicant is seeking preliminary and major subdivision approval for a five residential lot subdivision. Mr. Fichter started discussing the property, applicant would like to demolish the existing building, subdivide the lot into five lots and build five new single family residential homes. Mr. Fichter discussed the plans for the property, the trees, the driveways, the runoff, sidewalk, curbs. Engineering portion completed by Mr. Fichter. Questions from Mr. Rohmeyer. Questions from the Board. Drainage and stormwater management were discussed. Mr. Steib asked a few questions. Open up to questions from the public regarding Engineering testimony. Mr. Fisher, Third Ave. Question about sewer lateral, curb, fencing vs landscape buffer, impervious coverage of current site question.

Erin Drew, E Garfield Ave, question about driveways and location of them, lot size coverage, milling and repaving in front of the new lots, will I be adversely affected. Question about the trees that will remain and be replaced. Mr. Ortiz, E Lincoln, question about coverage and question about runoff. Person from public(?) question about trees.

Geotechnical report will be provided to Board Engineer.

Application will be carried to the October 3, 2024 meeting at 7pm. No further notice will be given.

Adjournment of Regular Meeting: Mr. Josko made a motion to adjourn. Seconded by Mr. Dougherty, all in favor. Meeting adjourned at 10:46pm