



**Borough of Atlantic Highlands Planning Board Meeting Minutes
Borough Hall, 100 First Ave., Atlantic Highlands, NJ
Special Meeting July 18, 2023**

WORKSHOP MEETING

Roll Call:

PRESENT: Mr. Boms, Mr. Caccamo, Councilman Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Mr. Kurdes, Ms. Walter, Vice Chair Neff, Chair McGoldrick

ABSENT: Mr. Berth

Also Present: Board Attorney Michael Steib, Esq., Board Engineer Douglas Rohmeyer, Lori Hohenleitner to operate the Zoom technology for those seeking to attend remotely, and Board Secretary Nancy Tran.

Chair McGoldrick called the meeting to order at 7:00pm and stated that the meeting is being held in compliance with the Open Public Meetings Act. Chair 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 June 20, 2023. He stated that formal action would be taken.

Chair McGoldrick called for a moment of silent prayer followed by the Pledge of Allegiance.

Mr. Boms and Councilmember Dougherty stepped down from the dais as they are not eligible.

There were no public comments. Mr. Steib stated that the Board had jurisdiction and listed the Exhibits A-1 through A-11.

PB23-02: Kalian – 160 First Ave., Block 101 Lot 4.01

Rick Brodsky, attorney for the applicant, gave an overview of the application and noted his professionals and team members.

Richard Garber was sworn in as the applicant's architect and gave his credentials. He introduced Exhibit A-12, a PowerPoint presentation, and began to describe the property and the proposed project. Mr. Garber noted the key points of the proposed design. He added that the applicant had requested a concept review from the Board prior to submitting their application. Mr. Garber discussed the proposed site plan, trash removal plan, lighting plan, floor plans, material board (entered as Exhibit A-13), comparison of neighboring structures on First Ave., and description of the rear of the proposed project on Garfield Ave.

Mr. Josko asked if there is sound proofing for the roof mechanicals and equipment and Mr. Garber answered. Ms. Majewski asked if there were plans for removal of any existing trees and Mr. Garber answered.

Ms. Tran informed Chair McGoldrick that she was experiencing technical difficulties with recording the meeting and Chair McGoldrick paused the meeting at 7:45pm. Meeting resumed at 7:52pm and Ms. Hohenleitner started the Zoom recording as back up.

Mr. Rohmeyer asked Mr. Garber about the building height, the interpretation of building height code and measurements, and the proposed elevator tower. Mr. Garber wanted to look into the building height code and measurements further before getting back to Mr. Rohmeyer and stated that they have a difference of interpretation on the elevator tower.

Mr. Cacamo asked for more details on the air handler. Mr. Garber answered and noted that it would not be visible.

Mr. Rohmeyer asked questions on the number of units, the number of bedrooms per unit, and the number of variances sought. Mr. Garber answered that the applicant wanted to have housing diversity and listed the number of 1-, 2-, and 3-bedroom units, and he noted the variances needed.

Mr. Hawley asked about neighborhood density consideration. Chair McGoldrick asked what efforts were made to meet zoning ordinances. Dr. Zuzulock asked about the number of parking spaces for compact cars. Mr. Krupinski asked for clarification on the compact parking spaces and the standard parking spaces. Mr. Josko asked if there would be leasing agreements for residents for compact cars only. Mr. Brodsky stated that their traffic engineer will better answer parking questions.

Mr. Rohmeyer continued asking questions of Mr. Garber on the floor area ratio (FAR), right of way line, balconies, utility poles, roof drainage, gutters, noise, building and pedestrian flow on First Ave. and on Garfield Ave., sight of line on Garfield, and pedestrian and parking traffic. Mr. Garber answered his questions.

Chair McGoldrick asked if parking was for residents only and if there was any retail parking spaces. Mr. Hawley asked about the trash and recycling plans and suggested that any approval should include private pick-up service. Dr. Zuzulock asked about the EV charging stations. Mr. Josko asked about the loading and delivery service for the retail store. Mr. Garber answered their questions.

Chair McGoldrick opened the floor for public questions.

Richard Urso, Third & Garfield, wanted clarification of the proposed design on Garfield Ave. He asked for clarification of the delivery and storage of the building materials and if the plan would be same that was utilized for the 158 First Ave. project. Chair McGoldrick noted that Mr. Garber is an architect and that Mr. Urso's question may be better suited for the expert engineer. Mr. Steib added that he did receive Mr. Urso's letter and addressed it.

??, owner of Mike's Deli, made some statements about his business being a part of the Atlantic Highlands community and Chair McGoldrick asked if he had any questions for Mr. Garber.

Mark Fisher, ?, asked if the PowerPoint presentation would be made available for review. Ms. Tran stated that she had already asked the applicant for it to upload online. Mr. Fisher asked if the

applicant would consider adding more aesthetic design to the rear of the building along Garfield Ave.

Chelsea Mullen, Memorial Pkwy., asked about the possible increase in traffic.

Sarah Collins, First Ave., asked about possible angle on First Ave., tandem parking, and the sidewalk width. Mr. Garber noted that the traffic professional and engineer could better answer her questions but tried to explain the design.

Ms. Majewski asked about landscaping plans.

Chris Lucas, Garfield Ave., asked about the parameters for meeting the zoning codes and how the proposed plans could be so far off. Mr. Garber explained his design process and his rationale in designing the property.

The public reacted to Mr. Garber's response and Chair McGoldrick reminded the public of the Planning Board procedures.

Diana Josko, Garfield Ave., questioned Mr. Garber's design vision being reflective of the small town feel of Atlantic Highlands.

Steve H?, Third Ave.?, asked about the impact of parking on First Ave. and if there were any on-street parking for residents.

Bill Vena, owner of Scenic Wines Bar & Liquors, asked for clarification of the proposed parking design.

Eleanor Walter, member of the Green Team, asked about the imperviousness, green space, sidewalk set back, stormwater runoff, and affordable housing calculation of the proposed design.

Carol Barnett, Garfield Ave., asked if they could submit plans that would conform and Mr. Garber answered that it was not possible based on the site.

Laura ?, Ave. D, asked what the next steps were; what the community can expect; and if parameters could be met on a smaller scale. Mr. Steib answered that everyone has to wait to see how the application evolves, that the applicant may revise their plans based on feedback but that the Board cannot dictate the design of the proposal. Mr. Krupinski and Dr. Zuzulock added the duties and limitations of the Board.

? ?, Middletown, asked about the distance of the building to the curblin.

N? Ortiz, Lincoln Ave., asked about the applicant's business plan for the proposed 30 units. Mr. Garber answered that he designed for a corner lot in mind. Mr. Brodsky added that economic feasibility was a factor.

Muriel Smith, Leonard Ave., asked what benefits the Borough will get from the project. Mr. Garber answered that the planner will better answer her questions and added that the proposed density is sustainable and that there are no negatives to the Borough.

Chair McGoldrick suggested a short break for all. The Board took a break at 9:23pm and resumed at 9:30pm. Mr. Steib suggested that considering the time, the applicant's engineer present his testimony.

Patrick Ward, was sworn in as the applicant's engineer and described the existing site plan and the proposed site plan, engineering details of the proposed plans, and listed the variances requested. Mr. Brodsky asked Mr. Ward to address the Board Engineer's review point by point and he obliged.

Mr. Rohmeyer noted their difference in interpreting how the building height is calculated, asked about the parking plans, the electric vehicle (EV) credit, and the proposed compact and standard parking spots. Chair McGoldrick asked if each compact parking spot required a waiver and Mr. Steib clarified and confirmed that they were. Mr. Rohmeyer asked about signage, if parking was only for residents, and stop signs for the parking lot egress. Mr. Krupinski asked how parked cars along First Ave. would affect the sight triangle and Mr. Ward answered that he would look into the matter further. Mr. Rohmeyer asked for striping on First Ave. to be depicted in future plans and continued asking for further details on the utility, grading, stormwater management, parking, fencing, and property line.

Dr. Zuzulock asked for clarification of the submitted stormwater management report. Ms. Majewski asked for the maintenance plan for the asphalt area. Mr. Krupinski suggested removing two compact parking spaces and redistribute to make all spaces compliant. Mr. Rohmeyer added that compact parking spaces are not permitted within the zoning ordinance.

Mr. Chen, the Board Traffic Consultant from CME, asked questions of Mr. Ward and explained to the Board his reasons for asking. Mr. Steib asked about the property lot and the proposed project. He asked if Mr. Ward designed the site before the architectural plans or vice versa. Mr. Ward answered that he designed the site after receiving the architectural plans.

With the lateness of the meeting, Chair McGoldrick asked Mr. Brodsky if his experts could come back to allow the public to ask questions of them. Mr. Brodsky answered that they would sort out scheduling to make it happen. Mr. Steib noted that the application would be carried to the August 3, 2023 meeting and that the applicant would not need to re-notice.

Adjournment: Chair McGoldrick motioned and Mr. Krupinsky seconded. All in favor. Meeting adjourned at 10:50pm.