



**Borough of Atlantic Highlands Planning Board Meeting Minutes
Borough Hall, 100 First Ave., Atlantic Highlands, NJ
July 6, 2023**

WORKSHOP MEETING

Roll Call:

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

ABSENT: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

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

Vice Chair Neff called the meeting to order at 7:00pm and stated that the meeting is being held in compliance with the Open Public Meetings Act. Vice Chair Neff 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.

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

There were no public comments. Mr. Steib stated that there was no pending litigation.

Other Business: Off-site meeting location for PB23-02 – Mr. Steib stated that the Board attempted to acquire a larger location with meeting consideration and logistics, and decided to keep meeting at regular location. Mr. Hawley noted the capacity of the regular meeting location.

Workshop Adjournment

Councilmember Dougherty made a motion to adjourn and Mr. Krupinski seconded. All were in favor.

REGULAR MEETING

Roll Call:

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

ABSENT: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

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

Approval of June 1, 2023 Meeting Minutes

Motion to approve: Mr. Josko

Second: Ms. Majewski

Ayes: Councilman Dougherty, Mr. Josko, Mr. Krupinski, Ms. Majewski, Ms. Walter, Vice Chair Neff

Nays: None

Ineligible: Mr. Hawley, Mr. Kurdes

Absent: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

Approval of Attorney Vouchers for April 2023

Motion to approve: Mr. Hawley

Second: Ms. Majewski

Ayes: Councilman Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Ms. Walter, Vice Chair Neff
Nays: None

Abstain: Mr. Kurdes

Absent: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

**Memorializing Resolution PB22-24: Rush. 56 Second Ave., Block 96 Lot 1 –Bulk and Use Variance
Approval with Conditions**

Motion to approve: Ms. Majewski

Second: Mr. Josko

Ayes: Mr. Josko, Mr. Krupinski, Ms. Majewski, Ms. Walter, Vice Chair Neff

Nays: None

Ineligible: Councilmember Dougherty, Mr. Hawley, Mr. Kurdes

Abstain: None

Absent: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

Application for Extension: PB20-14: T-Three LLC, 65 First Ave., Block 117 Lots 3, 4, & 5

Kevin Kennedy, attorney for the applicant, summarized the approval of the application and explained the reason for the extension request.

Patrick Kalian was sworn in as the general contractor for the application and gave more details about the delays.

Vice Chair Neff opened the floor for public questions. Mark Fisher asked when they'd expect the delay to be resolved. Mr. Kalian responded about 45 days.

Mr. Krupinski asked for clarification on the extension expiration. Mr. Steib explained the timeline and the resolution compliance process. Mr. Josko asked for clarification on compliance needed. Mr. Steib explained and noted that should the Board approve a 2-year extension, the expiration date would be December 2024. Mr. Hawley asked what compliance is left and Mr. Rohmeyer stated that he will review the application. Mr. Josko asked about work done before resolving issue with JCP&L and Mr. Kalian answered that it was financial reasons not to do so. Councilmember Dougherty asked why the extension request was not made earlier and Mr. Kalian replied that he didn't know about the timeline limit. Mr. Steib added that statute allows an applicant to ask for extension after the expiration.

Mr. Rohmeyer listed the resolution conditions. Mr. Hawley motioned to approve a 1-year extension with expiration of December 2, 2023, and Mr. Krupinski seconded.

Motion to approve 1-year extension: Mr. Hawley

Second: Mr. Krupinski

Ayes: Councilmember Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Mr. Kurdes, Ms. Walter, Vice Chair Neff

Nays: None

Abstain: None

Absent: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

PB22-12: Zlata/Clancy, 87 Memorial Pkwy., Block 61 Lot 4

Mr. Steib reported that the applicant's noticing was defective and, thus, the Board did not have jurisdiction to hear the application. He recommended that the Board votes to dismiss without prejudice due to the statute time limit and allow the applicant to request for an extension. He noted that the application would need to re-notice for the August 3rd PB meeting if they want to be heard.

Motion to approve dismissal without prejudice and allow extension request: Mr. Josko

Second: Ms. Majewski

Ayes: Councilmember Dougherty, Mr. Hawley, Mr. Josko, Mr. Krupinski, Ms. Majewski, Mr. Kurdes, Ms. Walter, Vice Chair Neff

Nays: None

Abstain: None

Absent: Mr. Boms, Mr. Caccamo, Dr. Zuzulock, Mr. Berth, Chair McGoldrick

Adjournment: Mr. Hawley motioned and Councilmember Dougherty seconded. All in favor.

Meeting adjourned at 7:23pm.