



**Borough of Atlantic Highlands Planning Board Meeting Minutes  
Borough Hall, 100 First Ave., Atlantic Highlands, NJ  
Special Meeting September 19, 2023**

**WORKSHOP MEETING**

**Roll Call:**

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

ABSENT: Dr. Zuzulock, 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 September 12, 2023. He stated that formal action would be taken.

Chair McGoldrick asked Councilmember Dougherty to say a few words in memory of Former Mayor Helen Marchetti and then asked for a moment of silence in her remembrance. There was then 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. Councilmember Dougherty moved to assist Ms. Hohenleitner with monitoring Zoom.

There were no public comments. Mr. Steib stated that the Board had jurisdiction after having reviewed the applicant's re-notice and then listed the Exhibits thus far.

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

Rick Brodsky, attorney for the applicant, gave a brief summary of the applicant's testimony so far and noted the revisions since their last hearing.

Patrick Ward, applicant's engineer, was reminded that he was still under oath. He described Exhibits A21, A22, and A23 and noted the revisions. Mr. Ward addressed the recent Shade Tree Commission's statement and stated that they will provide the classification requested. He addressed CME's point regarding the proposed building height and its classification as a c variance rather than a d variance. Mr. Rohmeyer asked for clarification of the newly proposed modular green roof and Mr. Ward noted that Mr. Garber, the architect, can better answer the question. While Mr. Rohmeyer agreed with the height variance being less than 10%, he disagreed that it met the exception. Mr. Steib swore Mr. Rohmeyer in for his testimony. Mr. Rohmeyer clarified his review.

Mr. Rohmeyer asked for more details about the parking plan and noted that while the Borough does not prohibit tandem parking, it is not ideal. Mr. Hawley asked when a 2-bedroom tenant does not have 2 cars for its assigned parking space, if it means that the property loses a parking space in its calculation. Mr. Ward explained his justification. Chair McGoldrick remarked on the practicality of unused assigned tandem parking spaces. Mr. Rohmeyer asked if every parking space is assigned whether that means that there are no guest parking spaces. Vice Chair Neff asked about the EV parking spaces. Mr. Ward stated that the applicant could better answer some of the parking assignment questions. Mr. Rohmeyer noted that the parking spaces may be ADA compliant but not Borough Code compliant and that can be addressed with resolution compliance.

Mr. Rohmeyer asked Mr. Ward for clarification on the sight triangle, pedestrian traffic, stormwater management and maintenance, and bike racks. Kevin Chen, Board Consultant, asked about the proposed stop sign's placement and the proposed landscaping near it. Ms. Majewski asked if there were any other sidewalk landscaping improvements and of any planned removal of healthy trees. Mr. Ward noted the justification of their planning decisions and that they will provide documentation to address the Shade Tree Commission's recommendations. He added that they have explored other options as well and that the only possibility would result in removing of parking spaces.

Mr. Josko asked about the loading zone and made a suggestion that Mr. Ward stated that he was willing to explore. Chair McGoldrick asked for response to #9r of CME's report regarding service trucks. Mr. Hawley noted his required conditions and asked for verification of conduit for emergency services. Mr. Rohmeyer confirmed same and Mr. Ward noted that the architect could better answer the question.

Chair McGoldrick opened the floor for public questions.

Mark Fisher, 3<sup>rd</sup> Ave., asked whether a higher speed to factor in ferry traffic should have been used in the calculation of the sight triangle plans. He asked if the traffic from the neighboring property at 158 1<sup>st</sup> Ave. was considered, about the fence setback, and about the size of the elevator to accommodate an EMS cot.

Mike Anderson, 3<sup>rd</sup> Ave., asked if there was any replacement plans for any tree that would be removed and if there was consideration of the power lines.

?? (wearing black shirt), Garfield Ave., asked about the loading zone and consideration of the global warming reduction act. Chair McGoldrick suggested that the Council may better answer part of his question.

?? (wearing red shirt), ??, asked about the historical grade of the property, if the applicant was aware of the recent collapse of a sewer line, and if the applicant would make any improvements to the Borough.

Bob Dougherty, Center Ave., - no relation to Councilmember Dougherty, had a statement and was told that this was not the time yet.

Sarah Colasurdo, E. Highland, asked about the variances sought, vegetation near the sight triangle, and the relation of the first floor to the planters and the utility poles.

Mr. Ortiz, East Lincoln Ave., had a question regarding reflectivity of the glass windows for the architect.

Richard Garber, architect for the applicant who was still under oath, testified about the revised key points – building height, number of units, parking plan, elevator, site plan, floor plans, and roof plans. Ms. Majewski asked for clarification of the planter placements. Chair McGoldrick asked about the garage door to the trash room. Mr. Rohmeyer asked about the material board and the proximity of the utility poles. Mr. Garber assured the Board that balconies would be removed for safety concerns. Mr. Ward clarified the proposed plans and assured the Board that they would work with the utility company. Chair McGoldrick asked about the buffer strip and the recreation area. Mr. Caccamo asked for clarification of the roof deck and the 4<sup>th</sup> floor private roof deck. Mr. Rohmeyer expressed concern about objects being dropped from the roof decks. Mr. Garber noted that they would comply with setback requirements. Mr. Caccamo asked about the relation of the balcony and roof deck railing to the property line. Mr. Rohmeyer noted that there's set back code for commercial properties but not for residential properties. Ms. Walter asked for further clarification of the roof deck and the 4<sup>th</sup> floor private roof deck. Mr. Kurdes asked about the generator placement and its impact on the building height. Vice Chair Neff asked about the elevator location. Ms. Majewski asked if the green roof was for dogs too. Chair McGoldrick and Mr. Rohmeyer asked for clarification of the elevator usage and access. Mr. Rohmeyer noted the building height code. Mr. Hawley asked about maintenance of the green roof. Mr. Garber introduced Exhibit A24 for the green roof specs. Mr. Krupinski asked about the green roof plants. Mr. Josko asked if there would be any adjustments to the building height to comply with code and Mr. Garber explained his calculations and justification in his building height measurement.

Chair McGoldrick opened the floor for public questions.

Mark Fisher, 3<sup>rd</sup> Ave., asked if the entrance location could be changed along 1<sup>st</sup> Ave.

Sarah Foster, ??, asked for the length of the planters, the justification for the 4<sup>th</sup> floor whether one can see it from 1<sup>st</sup> Ave. and Garfield Ave.

??, ??, asked about the exit on East Garfield Ave. and its effect on local traffic.

Mr. Ortiz, East Lincoln Ave., asked if consideration was made regarding the heat and reflectivity of the windows. Discussion ensued between Mr. Ortiz and Mr. Garber.

Chair McGoldrick called point of order and suggested a break before the applicant's next expert testimony. Break at 10:03pm and returned at 10:14pm.

Elizabeth Dolan, applicant's traffic expert, was sworn in and gave her credentials and experience, which the Board accepted. Ms. Dolan summarized her review, findings, and methodology. Mr. Chen asked how the schedule for the study was decided, clarification of the configuration of the stop sign, clarification of parking space labeled #11, clarification of the EV parking spaces, and

traffic impact of Scenic Route. Chair McGoldrick asked if different seasonal traffic patterns were considered. Mr. Chen asked if the application were approved that a seasonal traffic adjustment could be provided. Mr. Josko expressed his parking concerns and the overflow of tenant parking to street parking. Chair McGoldrick asked about impact of parking on residential streets. Vice Chair Neff asked about employee parking. Mr. Chen asked if consideration of the impact of traffic due to the increased number of individuals now working from home. Andy Thomas, planning consultant for the Board, asked for clarification of parking plans, the tandem parking spaces, and the EV parking spaces. Mr. Thomas, Mr. Chen, and Vice Chair Neff wanted further clarification for parking space #11.

Chair McGoldrick opened the floor for public questions.

Mr. Fisher, 3<sup>rd</sup> Ave., asked for clarification of the dates of the traffic study survey and its compliance with the Borough's traffic study ordinance, which he thought that the study was not.

Zoom question by Erin Drew, Garfield Ave., asked for clarification of the traffic study ordinance compliance, if traffic study considered the Seastreak timetable for commuter traffic, and clarification of the egress at stop sign.

Mr. Fisher, 3<sup>rd</sup> Ave., asked the Board accepted the applicant's study. Mr. Steib clarified that the traffic study ordinance referred to the Board's expert and not the applicant's expert and that the Board would have to deliberate.

With the lateness of the meeting, Mr. Steib suggested an adjournment. Mr. Steib stated that the application would be carried to the October 5<sup>th</sup> meeting without re-noticing.

**Adjournment:** Mr. Krupinski motioned and Vice Chair Neff seconded. All in favor. Meeting adjourned at 11:03pm.