

PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
JANUARY 11, 2018

REORGANIZATION MEETING: 7:30 P.M.

Chairman Neff called the meeting to order.

Roll Call:

Members Present – Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff, Mr. McGoldrick, Mr. Dougherty

Members Absent – Mr. Pepe, Mr. Illarraza

Michael B. Steib was present as Board Attorney.

Chairman Neff said the meeting is in compliance with the Open Public Meetings Act. He called for a moment of silent prayer followed by the Pledge of Allegiance.

Mr. Steib administered the Oath of Office to new and returning appointments before the meeting began.

Appointment of Chairman:

MR. COLANGELO MOVED TO RE-APPOINT MR. NEFF AS CHAIRMAN,  
SECONDED BY COUNCILMAN FLIGOR.

Ayes: Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff

Nays: None

Abstain: None

Absent: None

Appointment of Vice Chairman

MR. HAWLEY MOVED TO RE-APPOINT MR. COLANGELO AS VICE  
CHAIRMAN, SECONDED BY MS. HOFFMAN

Ayes: Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Ms. Hoffmann, Mrs. Murray, Chairman Neff, Mr. McGoldrick

Nays: None

Abstain: Mr. Colangelo

Absent: None

Chairman Neff announced the appointments of the following, all of which have previously taken their oath of office,

Mayor's Appointment Class I – Mayor's Designee Louis Illiano  
Mayor's Appointment Class II – Martin Hawley

Mayor's Appointment Class III – Council Representative Louis Fligor  
Mayor's Appointment Class IV – Deborah Murray  
Mayor's Appointment Alternate #2 – Kevin Ilarraza  
Mayor's Appointment Alternate #3 – John McGoldrick

Mr. Ilarraza arrived at this time, 7:32pm

Appointment of Review Sub-Committee and Alternate Sub-Committee. After brief discussion the following members volunteered to be part of the subcommittees: Review Sub Committee: Councilman Mr. Fligor, Dr. Cetron, Mr. Hawley. Alternate Sub Committee: Mr. Colangelo, Mrs. Hoffmann, Mr. Dougherty

Appointment of Board Attorney

COUNCILMAN FLIGOR MOVED TO RE-APPOINT MICHAEL B. STEIB AS BOARD ATTORNEY, SECONDED BY DR. CETRON

Ayes: Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff,  
Nays: None  
Abstain: None  
Absent: None

Appointment of Board Engineer

MR. HAWLEY MOVED TO APPOINT DOUGLAS ROHMEYER OF CME ASSOCIATES AS BOARD ENGINEER, SECONDED BY MR. COLANGELO

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff  
Nays: None  
Abstain: None  
Absent: None

Appointment of Designated Planner, on an "as needed" basis

COUNCILMAN FLIGOR MOVED TO APPOINT ANDY THOMAS AS DESIGNATED PLANNER ON AN AS NEEDED BASIS, SECONDED BY MR. COLANGELO

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Mr. Neff,  
Nays: None  
Abstain: None  
Absent: None

Appointment of Board Secretary

COUNCILMAN FLIGOR MOVED TO APPOINT BETH MAUL AS BOARD SECRETARY, SECONDED BY DR. CETRON

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,  
Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff  
Nays: None  
Abstain: None  
Absent: None

Appointment of the Two River Times and Asbury Park Press for Legal Publications

COUNCILMAN FLIGOR MOVED TO APPOINT THE TWO RIVER TIMES AND ASBURY PARK PRESS FOR LEGAL PUBLICATIONS, SECONDED BY MRS. MURRAY

Ayes: Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Cacammo, Dr. Cetron, Mr.  
Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff,  
Nays: None  
Abstain: None  
Absent: None

Approval of 2018 Meeting Dates and 2019 Reorganization Date, as follows:

February 08, 2018, March 08, 2018, April 12, 2018, May 10, 2018, June 14, 2018, July 12, 2018, August 09, 2018, September 13, 2018, October 11, 2018, November 08, 2018, December 13, 2018 and 2019 Reorganization Meeting, January 10, 2019.

COUNCILMAN FLIGOR MOVED TO APPROVE THE MEETING DATES FOR 2018 AND THE 2019 REORGANIZATION DATE, SECONDED BY MR. MURRAY

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,  
Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff  
Nays: None  
Abstain: None  
Absent: None

COUNCILMAN FLIGOR MOVED TO ADJOURN THE REORGANIZATION MEETING, SECONDED BY MR. COLANGELO. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Reorganization Meeting adjourned at 7:40 P.M.

Beth Maul  
Planning Board Secretary

PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
JANUARY 11, 2018

WORKSHOP MEETING: 7:40 P.M.

Roll Call: Members Present – Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff, Mr. Illarraza, Mr. McGoldrick, Mr. Dougherty  
Members Absent – Mr. Pepe

Michael Steib was present as Board Attorney. Douglas Rohmeyer was present as Board Engineer.

Chairman Neff asked for Public Comment. Mr. Benson Chiles, at 59 Third Avenue asked if the Master Plan update was going to be discussed. Chairman Neff said yes it will be discussed.

Pending Litigation – Mr. Steib reported that there is no pending litigation at this time.

Other Business: Master Plan Update

Chairman Neff stated there will be a subcommittee meeting January 22 with Andy Thomas in hopes to finalizc and get a draft to the board very shortly.

Discussion followed on the board's position to limit certain retail sales items. Mr. Steib advised that these issues are dealt with by ordinance.

The Environmental Commission has shared a resolution from their meeting of Dec. 19 recommending that till such time that a study of needs for parking in the business district and surrounding neighborhoods is completed, the 600 foot radius from the municipal lot should be rescinded or allowed to be reduced to 0. Discussion followed about parking in the municipal lot and the board's recommendation to reduce from 600 ft. to 300 ft.

Annual Report: Discussion of the annual report began. It was decided that the Board would send report to Mayor and Council and would set up subcommittees to discuss some items of concern.

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~~MR. FLIGOR MOVED FOR APPROVAL OF ANNUAL REPORT AND SECONDED BY DR. CETRON.~~

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff

Nays: None

Abstain: None

Absent: None

Chairman Neff asked for public questions:

Mr. Benson Chiles, 59 Third Avenue asked if Borough Organizations will have input on Master Plan. Dr. Cetron explained the process and said that they would like as much input as possible. Mr. Chiles asked about Open space inventory. Mr. Fligor said the Borough does have an open space inventory. Mr. Chiles said he would like open space incorporated into the Master plan. He said he would like to see a bridging of the East and West sides which are now divided by light industrial zone. He feels this is not conducive to the community. Discussion followed.

Carolyn Northrope, 10 Ocean Blvd. has an interest in murals through the elementary school art program. She said the Monmouth County Master Plan has an arts section and asked if the Borough would do the same. Ms. Northrope would like to apply for a grant for public murals. Councilman Fligor said that this will be addressed in the Sign Ordinance. He said they will have a committee which will consist of one member from Planning Board, one from Arts Council and one from Council. Chairman Neff said that any suggestions can be mailed to the Planning Board Secretary, all suggestions are welcomed.

Mr. Mark Fisher, 91 3<sup>rd</sup> Avenue said the buildings on west side won't have to comply but the east side would end up losing out. Discussion followed. Mr. Fisher was reminded that this is not an absolute and anyone can come to board to request relief.

**DR. CETRON MOTIONED TO APPOINT A COMMITTEE TO REVIEW AND COME BACK TO BOARD. SECONDED BY MR.COLANGELO**

Ayes: Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffman, Mrs. Murray, Mr. Neff

Nays: None

Abstain: None

Absent: None

A subcommittee was chosen to review steep slopes and consist of Dr. Cetron, Mr. Fligor, and Mr. Colangelo

A second committee to address accessory structures and roof top uses will consist of Mr. Dougherty, Mr. Illiano, and Mr. Colangelo.

Discussion started on Conflict engineer.

**APPROVAL OF CONFLICT ENGINEER TO GO WITH FRENCH AND PARILLO  
MOVED BY MR. FLIGOR AND SECONDED BY DR. CETRON**

Ayes: Mr. Illiano, Mr. Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffman, Mrs. Murray, Mr. Neff

Nays: None

Abstain: None

Absent: None

MR. COLANGELO MOVED TO ADJOURN THE WORKSHOP MEETING,  
SECONDED BY DR. CETRON. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Workshop Meeting  
Adjourned at 8:32 P.M.

Beth Maul  
Planning Board Secretary

**PLANNING BOARD**  
**BOROUGH OF ATLANTIC HIGHLANDS**  
**JANUARY 11, 2018**

REGULAR MEETING: 8:33 P.M.

Call to Order: Members Present – Mr. Illiano, Councilman Fligor, Mr. Hawley,  
Mr. Caccamo, Dr. Cetron, Mr. Colangelo, Ms. Hoffmann, Mrs.  
Murry, Chairman Neff, Mr. Illaraza, Mr. McGoldrick, Mr.  
Dougherty  
Members Absent – Mr. Pepe

Michael B. Steib was present as Board Attorney. Douglas Rohmeyer was present as  
Board Engineer.

Mr. HAWLEY MOVED TO APPROVE MINUTES DECEMBER 14, 2017  
SECONDED BY MR. COLANGELO

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,  
~~Mr. Colangelo, Ms. Hoffman, Mrs. Murray, Chairman Neff~~

Nays: None

Abstain: None

Absent: None

Approval of Attorney's Voucher for November 2017 in the amount of \$4684.50

COUNCILMAN FLIGOR MOVED TO APPROVE ATTORNEY'S VOUCHER FOR THE MONTH OF NOVEMBER 2017, IN THE AMOUNT OF \$4684.50, SECONDED BY MR. HAWLEY

Ayes: Mr. Illiano, Councilman Fligor, Mr. Hawley, Mr. Caccamo, Dr. Cetron,  
Mr. Colangelo, Ms. Hoffmann, Mrs. Murray, Chairman Neff  
Nays: None  
Abstain: None  
Absent: None

PB17-12, Block 101, Lot 4.02 & 5, 158 First Avenue (P&C LLC) Mr. Steib announced to anyone present with an interest in this application that it is being carried to March 8, 2018. This same room at 7:30pm NO FURTHER NOTICE IS REQUIRED

Chairman Neff announced that all new Board members are required to take a MLUL class and that Mr. Steib will be offering this course for anyone interested on January on 20<sup>th</sup>.

COUNCILMAN FLIGOR MOVED TO ADJOURN THE REGULAR MEETING, SECONDED BY DR. CETRON. BY VOICE VOTE ALL AGREED.

There being no further business to come before the Board, the Regular Meeting Adjourned at 8:36 P.M.

Beth Maul  
Planning Board Secretary

