

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
NOVEMBER 8, 2018**

**WORKSHOP MEETING: 7:30 P.M.**

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

**Members Absent** – Mr. Illiano, Mr. Caccamo, Mr. Pepe, Mr. Ilarraza

Michael Steib was present as Board Attorney. Douglas Rohmeyer was present as Board Engineer. Chairman Neff called the meeting to order and stated that the meeting is being held in compliance with the Open Public Meetings Act. Chairman Neff called for a moment of silent prayer followed by the Pledge of Allegiance.

**Public Comment** – Mr. Neff opened the meeting to any members of the public who wish to make comments; none were received.

**Other Business** – Mr. Steib noted that there is no pending litigation.

Mr. Neff advised that the Master Plan Draft has been sent to Board members earlier today, for their review and feedback. It will be on for a discussion at the next regular meeting and if everyone is okay with it, they will then put it out for public review and set up public hearing dates.

Dr. Cetron added that they updated a lot based on Hurricane Sandy, feedback from the Planning Board issues, murals, signs and things of that nature. A discussion was held regarding signage.

Councilman Fligor asked that Board members look at in detail and make any comments they make have. Now is the time to get it right.

Mr. Neff noted there is no further business to be discussed during the Workshop Meeting.

COUNCILMAN FLIGOR 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 7:36 P.M.

Erin Uriarte  
Planning Board Secretary

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
NOVEMBER 8, 2018**

**REGULAR MEETING: 7:36 P.M.**

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

**Members Absent** – Mr. Illiano, Mr. Caccamo, Mr. Pepe, Mr. Ilarraza

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

**Approval of Minutes for the October 11, 2018 Meeting**

MR. COLANGELO MOVED TO APPROVE THE MEETING MINUTES FOR OCTOBER 11, 2018, SECONDED BY MR DOUGHERTY.

Ayes:                   Councilman Fligor, Dr. Cetron, Mr. Colangelo, Mr. McGoldrick, Mr. Dougherty  
Nays:                   None  
Abstain:               Mr. Hawley, Mrs. Murray, Mr. Neff  
Absent:                Mr. Illiano, Mr. Caccamo, Mr. Pepe, Mr. Ilarraza

**Approval of Attorney’s Voucher for October 2018 in the amount of \$3,637.50**

COUNCILMAN FLIGOR MOVED TO APPROVE THE ATTORNEY’S VOUCHER FOR OCTOBER 2018, IN THE AMOUNT OF \$3,637.50, SECONDED BY DR. CETRON.

Ayes:                   Councilman Fligor, Mr. Hawley, Dr. Cetron, Mr. Colangelo, Ms. Hoffman, Chairman Neff, Mr. McGoldrick, Mr. Dougherty  
Nays:                   None  
Abstain:               Mrs. Murray  
Absent: Mr. Illiano, Mr. Caccamo, Mr. Pepe, Mr. Ilarraza

**PB18-11, Block 128, Lot 13.01, 53 Bay Avenue (CRH, LLC) – Application for Bulk Variances**  
– Mr. Steib explained this is the Resolution memorializing the approval granted at the last meeting.

COUNCILMAN FLIGOR OFFERED A MOTION TO ADOPT THE RESOLUTION, SECONDED BY MR. COLANGELO.

**ROLL CALL:**

Ayes:                   Councilman Fligor, Dr. Cetron, Mr. Colangelo, Chairman Neff, Mr. Pepe, Mr. McGoldrick  
Nays:                   None  
Abstain:               Mr. Hawley, Ms. Hoffman, Mrs. Murray Mr. Dougherty  
Absent: Mr. Illiano, Mr. Caccamo, Mr. Pepe, Mr. Ilarraza

**PB18-09, Block 143, Lot 15, 135 Center Ave (Musone) – Application for Minor Subdivision with Bulk and Use Variances** – Chairman Neff and Councilman Fligor recused themselves from this application.

Mr. Steib stated that this is a continuation of a hearing from the October 11<sup>th</sup> meeting; Mr. Hawley, Ms. Hoffman and Mrs. Murray have all certified that they have listened to the recordings and are eligible to vote on this application.

Anthony Zero was reminded he is still under oath. Mr. Zero indicated that they have revised the plan to address the concerns brought up at the last meeting.

A set of revised plans, prepared by Newlines Engineering, dated November 6, 2018 was marked as Exhibit A-19.

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
NOVEMBER 8, 2018**

Mr. Rohmeyer was sworn in as Board Engineer.

In regard to the height of the garage structure, Mr. Rohmeyer stated that 16 feet is permitted in the zone and 18 feet is existing so a variance would be needed. Lot Coverage is compliant. A gravel driveway and parking area has been added to the plan; he would like to know the plan for the trees located in that area.

Mr. Zero stated that he doesn't plan on doing any work, because they don't know what is going to happen when the property sells. If the house goes down and someone decides to put a garage with a driveway, they will come back with an amended plan. If need be, they will take down the trees.

Mr. Rohmeyer clarified that what the applicant is asking for approval on, in association with the proposed parking, will the tree clearing be limited to just the footprint of the driveway plus about 2 or 3 feet? Mr. Zero replied yes, he will clear back to the roots so it doesn't interfere with the driveway.

Mr. Rohmeyer stated that there are existing contours on the plan so when the grass area is converted to a gravel drive, he would recommend that it be graded out to the roadway rather than the adjacent property. Mr. Zero agreed.

Mr. Rohmeyer added that the parking proposed is compliant. Mr. Steib indicated that the utilities are also shown on the plan and no easement would be required.

Mr. Colangelo asked if the driveway would have to be installed in order to actually subdivide the lot. Mr. Steib replied it should be. Mr. Colangelo referred to the testimony that the applicant does not want to do the work. Mr. Zero asked what if they go through the work of installing the driveway and it all gets ripped out with a new owner. Mr. Steib advised the applicant has 190 days to perfect the subdivision.

Mr. Colangelo asked if there are any questions from the public for the applicants.

Lori Hohenleitner advised the property has been on the market for a long period of time and the applicants have been trying very hard to sell this property; is the Board aware of that? Mr. Steib replied that the Board is aware. Mr. Colangelo advised that it is not something they can consider.

Mr. Colangelo asked if there are any comments from the public; none were received.

Dr. Cetron stated that the 16 versus 18 feet is not significant. The real key is how to handle the accessory structure without a primary. A discussion was held regarding possible conditions that can be placed.

**DR. CETRON OFFERED A MOTION TO APPROVE THE SUBDIVISION WITH A CONDITION THAT THE ACCESSORY STRUCTURE CANNOT BE USED UNTIL A PRIMARY RESIDENCE IS BUILT, SECONDED BY MR. HAWLEY.**

**ROLL CALL:**

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

**PLANNING BOARD  
BOROUGH OF ATLANTIC HIGHLANDS  
NOVEMBER 8, 2018**

**Adjournment**

There being no further business to come before the Board, Mr. Colangelo asked for a motion to adjourn the meeting.

MRS. MURRAY MOVED TO ADJOURN THE REGULAR MEETING AT 7:55 PM, SECONDED BY MR. MCGOLDRICK. BY VOICE VOTE ALL AGREED.

Erin Uriarte  
Planning Board Secretary