

**BOROUGH OF SPRING LAKE HEIGHTS  
PLANNING BOARD MINUTES**

**March 15, 2017 at 7:00 PM**

The meeting was called to order by Chairman Eileen Eilenberger at 7:00 p.m. and opened with a Silent Reflection and Pledge of Allegiance.

**Roll Call:**

Roy Francolino - present  
James Hackett - present  
Nancy Hayduk - present  
Frederic Manger - present  
Councilman Merriken - present  
Nathaniel Novak - absent  
Mayor O'Brien - present  
Nicholas Perone, Jr. - present  
Eileen Eilenberger, Chairman

Also Present: Gregory Vella, Board Attorney  
Joseph May, Board Engineer

Alt. #1 Open  
Alt. #2 Stephen Clark - absent

**Swearing in of New Member:** Nicholas Perone, Jr. was sworn in by Board Attorney, Dennis Collins

Chair Eilenberger announced:

THIS MEETING IS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETING LAW. NOTICE OF THIS MEETING WAS INCLUDED IN A LIST OF MEETINGS SENT TO THE COAST STAR AND ASBURY PARK PRESS, POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND ON THE BOROUGH WEB-SITE.

**Approval of Minutes:** February 15, 2017

Board Secretary announced that Mr. Francolino had been in and listened to the meeting tape of February 15, 2017

Mr. Merriken made a motion to approve the minute by Mr. Hackett; roll call taken:

AYES: Mr. Francolino, Mr. Hackett, Ms. Hayduk, Mr. Merriken, Mr. Manger  
& Chair Eilenberger  
NAYS: None  
ABSTAIN: Mayor O'Brien

**Correspondence and Discussion:** Letter dated February 15, 2017 from Mr. & Mrs. Manderioli  
Re: Concerns about Block 46.01 Lots 1, 65, 66 & 67

Memo from J. Gillis dated March 9, 2017  
Re; 2016 Monmouth County Master Plan

Mrs. Eilenberger announced that the sub-committee met and discussed the correction needed on the B-3 zone. The board secretary, Janine Gillis would forward the request to Mayor & Council.

**Old Business:**            **Resolution 2017-06**  
415 Highway 71 Corp (Spring Lake Manor) **Application No. 2017-01**  
415 Highway 71  
Block 34 Lot 40  
Lot Coverage Variance

Ms. Hayduk inquired if a new site had been submitted showing the roof leaders and gutters. Mr. May replied no but that he would follow up; he added that the resolution had it as a requirement. Mr. Collins explained that it was OK to move on the resolution.

On a motion by Mr. Merriken, seconded by Mr. Hackett, Resolution 2017-06 was approved; roll call taken as follows:

AYES:            Mr. Francolino, Mr. Hackett, Ms. Hayduk, Mr. Merriken, Mr. Manger  
                         & Chair Eilenberger  
NAYS:            None  
ABSTAIN:        Mayor O'Brien

**New Business:**        None

**Public Comment:**


John Tangeman 564 Atlantic Ave. wanted to ask about putting a limitation to the size of stores that could be built in the B3 zone, since the board was making a request for a change. Mr. Collins pointed out that the ordinance does have a building coverage limit. Ms. Hayduk pointed out that the revision is simply to correct a scrivener's error in the original ordinance.

Motion was made by Mayor O'Brien to close the public, seconded by Mr. Hackett, roll call taken, all ayes.

**Adjournment:**

On a motion by Mr. Merriken and seconded by Mayor O'Brien, the meeting was adjourned without objection at 7:24 p.m.

Respectfully submitted and approved:

  
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Date:

*May 17*, 2017