

BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT MINUTES
March 27, 2014

MEETING CALLED TO ORDER AND SALUTE TO THE FLAG

Roll Call:

Brian Brendle - present
Randolph Maccanico - present
Owen Quinn - present
John Tangeman - present
Steven Weiss - absent
Andrew Zelenak - present
Chairman Pearsall - present

Alternate #1 NONE
Alternate #2 NONE

THIS MEETING IS CALLED PURSUANT TO THE REQUIREMENTS OF NEW JERSEY'S 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.

Chairman Pearsall read and presented a proclamation to Donald Eilenberger and read a thank you letter that was going to be mailed to Fredric Manger.

Approval of Previous Meeting: Motion was made by Mr. Brendle to approve minutes of February 27, 2014 Re-Organization meeting and Regular meetings; seconded by Mr. Tangeman, roll call as follows:

AYES: Mr. Brendle, Mr. Maccanico, Mr. Tangeman, Mr. Quinn, Mr. Zelenak and Chairman Pearsall
NAYS: None
ABSTAIN: None

Old Business: Resolution #2014 -05
Confirming appointment of officers of Planning Board

Motion was made by Mr. Brendle to approve Resolution 2014-05; seconded by Mr. Zelenak, roll call as follows:

AYES: Mr. Brendle, Mr. Maccanico, Mr. Tangeman, Mr. Quinn, Mr. Zelenak and Chairman Pearsall
NAYS: None
ABSTAIN: None

New Business: Susan Gallagher
914 Wall Road
Block 63.02 Lot 6
Build New Home to replace home damaged by fire

Susan Gallagher introduced herself as the applicant. Susan Gallagher, Paul Damiano and Mr. LoBosco were sworn in by Attorney Kitrick. Mr. Damiano is an architect and reviewed his credentials.

Ms. Gallagher described her home as it existed stating that she had come before the board in 2000 for a variance to construct a 2nd story addition; that variance was granted. She testified that in October 2013 there was a fire in the home and that it was completely destroyed, the home needs to be taken down. She decided to rebuild her home and found plans on the internet. With the help of Mr. Damiano the plans were modified to suit her needs. The existing front and side setbacks are non-conforming, will be improved; the front yard setback is now conforming and the side yard setbacks will be improved.

Introduced as exhibits were the following:

A-1 Site Plan

A-2 Floor Plans

A-3 Photo board consisting of 6 pictures including neighbors' homes

A-4 2 additional pictures opposite the applicants home

Mr. Brendle asked if the existing structure will be taken down, Mr. Damiano replied yes.

Mr. Damiano reviewed the floor plan of the new home, describing the rooms on the 2 stories. He explained the placement on the lot. He stated that the front yard setback will be conforming where previously it was not and that there are variances for the side yard setbacks; although there is some improvement to both sides. Mr. Damiano stated that he felt that the home would be an improvement from the prior structure and that it would be a positive impact on the neighbors. He felt that the new structure is similar to those in the neighborhood. Mr. Damiano explained that the recharge would be at the rear of the home. The variances requested are for building coverage, this is an undersized lot which creates that non-conformity, lot coverage and for the two side yard setbacks which are slightly improved upon. Mr. Damiano stated that the recharge system would be installed in the rear of the home; he felt the grading in the front of the home is towards the street and has not been an issue presently. Mr. Damiano stated that it would be at the board's discretion to include the front, that the applicant would comply to the board's request.

Mr. Tangeman asked about the building height; Mr. Damiano replied that it's about 1 ½ feet shorter than the previous home.

Mr. Brendle stated that the home was very nice; he asked Mr. Damiano about the size of the home; Mr. Damiano replied that the plans Ms. Gallagher saw on the internet had to be scaled down. Mr. Brendle asked why the home wasn't moved further on the one side, it was left at 12', Mr. Damiano replied because of the driveway and the need for a buffer from the neighbor.

Chairman Pearsall asked if there was going to be a basement; Mr. Damiano replied yes but the applicant hadn't received the soil boring report so a determination for depth of the basement cannot be done at this time. Chairman Pearsall stated the plans do not show a basement. Chairman Pearsall asked Mr. LoBosco if the board needs to see that on the plans, Mr. LoBosco stated no, as the board would only be approving the variances for side yard and coverage's, a variance is not needed for a basement. Chairman Pearsall expressed concern that not knowing the height of the basement; this would have a bearing on the high of the home. Attorney Kitrick suggested that the resolution could include that the height of the home could not exceed the maximum height of 32' as per borough ordinance.

Chairman Pearsall stated that they did a good job with collecting the runoff from the back of the house he asked why not collect from the front as well. Mr. Brendle suggested that the whole could be collected in the rear.

Mr. Tangeman asked if the existing structure in the rear would be coming down, Mr. Damiano replied yes, and replaced with grass.

Mr. Brendle asked if Ms. Gallagher intended to put a shed for storage, she replied possibly. Mr. Brendle stated that a variance would be needed for a future shed.

Chairman Pearsall asked Ms. Gallagher since she was building a new home, why not take this opportunity to reduce the building coverage, he stated that the back porch is the length of the house could it possibly be reduced. Mr. Damiano reviewed the numbers of the back porch and patio. Ms. Gallagher replied that the porches are one of the charms of the house. Ms. Gallagher replied that she loved living on her street and wanted to take advantage of the wonderful neighborhood by spending more time on the front porch and would use her back porch for summertime parties.

Chairman Pearsall asked about collecting the runoff from the entire house. Mr. Damiano replied that the drywell in the back would be increased or if desired by the board an additional one in the front could be installed.

The meeting was open to the public.

Robert Ostrum 911 Wall Road stated that he would like to see the board approve the application; he stated that it would add to the neighborhood greatly.

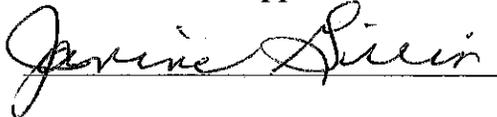
The meeting was closed to the public.

Motion was made by Mr. Brendle to approve the application with the following condition that the entire house is collected into a re-charge system with the option for front and/or rear installation to the applicant; seconded by Mr. Zelenak. Roll call as follows:

AYES:	Mr. Brendle, Mr. Maccanico, Mr. Quinn, Mr. Tangeman, Mr. Zelenak, and Chairman Pearsall
NAYS:	None
ABSTAIN:	None

Adjournment: On a motion by Mr. Brendle and seconded by Mr. Zelenak the meeting was adjourned without objection at 8:21 p.m.

Submitted And Approved:



Date: *April 24, 2014*