

**BOROUGH OF SPRING LAKE HEIGHTS  
BOARD OF ADJUSTMENT MEETING  
December 9, 2014 7:30 PM**

MEETING CALLED TO ORDER AND SALUTE TO THE FLAG

**Roll Call:**

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

Alternate #1 Thomas Martin - absent  
Alternate #2 Robert Cindea - present

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.

Each applicant shall be limited to fifty (50) minutes to present their case.

**Approval of Minutes:** November 11, 2014

Motion was made by Mr. Cindea to approve minutes of the meeting on November 11, 2014; seconded by Mr. Weiss. Roll call taken:

AYES: Mr. Quinn, Mr. Weiss, Mr. Cindea & Chairman Pearsall  
NAYS: None  
ABSTAIN: Mr. Tangeman

**Correspondence:** None

**Old Business:** None

**New Business:** Vincent & Kathleen Campi  
614 Mercer Avenue  
Block 68 Lot 15  
Addition to Home

Attorney Mark Kitrick reviewed with the applicants that their application includes a use variance; it would require a favorable vote from all 5 members present. He further stated that they had the option to wait and carry to the next meeting which could possibly have a full presence by all board members. Mr. & Mrs. decided to proceed.

At this time, Mr. LoBosco, Mr. & Mrs. Campi, Martha Brazoban & David Winthrop were sworn in by Attorney Kitrick.

Mr. Campi introduced himself, he stated that he and his wife purchased the home about a year ago and was looking to add onto the home as well as doing interior updates to the home. He felt that the changes were modest; he explained the lay out of the home as it exists and what the proposed changes were. He stated that updating the home would work well in his neighborhood as most of the homes were already updated. He detailed that the home does presently have 3 bedrooms; the proposed changes are to have a master bedroom on the first floor and the second floor will be 2 bedrooms and a bathroom.

Chairman Pearsall asked Mr. Campi when he purchased the home did he take into consideration that it was in a commercial zone; Mr. Campi replied no, that he and his wife were just excited to be moving into Spring Lake Heights. Chairman Pearsall asked Mr. Campi about the sidewalk and driveway condition: Mr. Campi stated that it all was in good condition, he thought that there may be 1 or 2 cracks in the sidewalk but would replace if the board requested.

Mr. Campi stated that he and his wife would like to upgrade the home; he stated that the homes that surround him, have all been renovated and that doing this renovation would enhance the neighborhood. Chairman Pearsall asked if drywells would be installed, Mr. Campi replied yes.

Mr. Cindea asked about the driveway if it was concrete, Mr. Campi replied that it was gravel. Mr. Cindea also asked about storm water runoff from the garage, Mr. Campi replied that presently there are no storm drains on the garage. Chairman Pearsall asked if the water from the garage impacts the neighbors, Mr. Campi replied no, it seems to be absorbed, there has not been any pooling issues. Mr. Campi stated that when the home was purchased they installed gutters on the house. Mr. Tangeman stated that the plans indicate a drywell; Mr. Campi stated that when they did a scan for an oil tank it was discovered but it is not connected to anything.

David Winthrop; Degnan Design Group testified that the new drywell will collect from the entire house.

Mr. Cindea asked for a description of the drywell and the installation, Mr. LoBosco asked if the drywell design would capture from the entire roof, Mr. Campi replied yes. Mr. Winthrop stated that at this time the design and description hasn't been determined. Attorney Kitrick explained that if the application is approved, the resolution could include that design and installation plans would need approval from the Board Engineer.

Martha Brazoban, Architect for the project came forward. She stated that the home was built around 1950, that presently it's about 1,400 square feet and that the renovation would add about 860 square feet. The first floor would be an open kitchen, modernized and a new bathroom. It also includes extending the rear porch for better access for Mrs. Campi. Chairman Pearsall asked if the plumbing and electrical would be replaced, Ms. Brazoban replied yes.

Entered as Exhibits:

A-1 a photo board with 6 photos; one of the applicant's home & 5 neighboring homes.

A-2 Color Board

Mr. Tangeman stated that it appeared that some of gravel from the Campi driveway had encroached onto the neighbor's property; Mr. Campi stated that it would be corrected.

Attorney Kitrick asked Ms. Brazoban if this project was a detriment to the neighbors; she replied no, in fact it was consistent with the neighborhood homes.

The meeting was open to the public: None Presented.

Motion was made by Mr. Tangeman to approve the application with the following conditions; that the drywell plans will be reviewed by the board engineer, the vegetation barrio adjacent to the neighbor is maintained and that any damaged sidewalk now and through the construction process is replaced; seconded by Mr. Cindea. Roll call as follows:

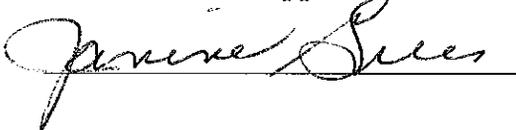
AYES: Mr. Quinn, Mr. Tangeman, Mr. Weiss, Mr. Cindea, and Chairman Pearsall

NAYS: None

ABSTAIN: None

**Adjournment:** On a motion by Mr. Quinn and seconded by Mr. Weiss the meeting was adjourned without objection at 8:14 p.m.

**Submitted And Approved:**



Date:  January 22, 2015