

**BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT**

MINUTES - REGULAR MEETING

January 22, 2015

MEETING CALLED TO ORDER AND SALUTE TO THE FLAG

Roll Call:

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

Alternate #1
Thomas Martin- present
Alternate #2
Vacant

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: December 9, 2014

Motion was made by Mr. Brendle to approve minutes of the meeting on December 9, 2014; seconded by Mr. Tangeman. Roll call taken:

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

Correspondence: None

Old Business: **Resolution 2015-06**
Vincent & Kathleen Campi
614 Mercer Avenue
Block 68 Lot 15

Mr. LoBosco reported that the Campi's had to make a minor change to the plans that had been presented to the board. A wall on the new second floor needed to move to align over a wall on the first floor. The change was considered de minimus and did not require any new variances.

Motion was made by Mr. Brendle to approve Resolution 2015-06 and seconded by Mr. Zelenak, roll call as follows:

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

New Business: **Application # 2014-07**
 Marianne O'Hearn Stoll
 820 Pitney Drive
 Block 46 Lot 76
 Addition & Front Porch

Marianne Stoll, Michael Stoll and Mr. LoBosco were sworn in by Attorney Kitrick.

Mrs. Stoll introduced herself. She went on to explain the home is a cape; she described it as it exists. She stated she would like to expand out the back of the home, creating living space on both the first and second floor. She stated the plans include moving the existing 2nd story in the front of the home forward to be directly over the first floor and add a cover over the front door and steps.

Mr. Martin asked about the surrounding homes if neighbors had done improvements, Mrs. Stoll replied yes.

Mr. Tangeman asked if there will be new steps; Mrs. Stoll replied yes but they will not extend any more than the existing steps.

Mr. LoBosco pointed out to the board that once you cover your steps it becomes part of the setback measurement.

Mr. Brendle pointed out that a portion of the building in the rear is going to be removed eliminating a non-conformity, Mrs. Stoll replied yes and that it was actually on the neighbor's property.

Chairman Pearsall asked Mrs. Stoll what part of the addition sent the building coverage over the allowable percentage; Mrs. Stoll replied that it was probably the mud room; something she really would like to have. She stated that Mr. Stoll is a landscaper and comes in a little dirty after work as well as the 4 children and all of their sports equipment. Chairman Pearsall asked if the landscaping would be done after the improvements, Mrs. Stoll replied yes; there are some existing shrubs that were not in good shape. Chairman Pearsall asked Mrs. Stoll if there would be any impact on the neighbors: Mrs. Stoll replied that several of the surrounding homes have been updated; she felt that her neighbors would be very happy with the changes.

Mr. Quinn asked if drywells would be installed, Mrs. Stoll replied yes. She displayed a drywell plan. Mrs. Stoll there will be 2; one in the front & one in the rear.

- Introduced as exhibits were the following:

Application packet - Exhibit A-1

Drywell detail - Exhibit A-2

Photographs (4) of the home - Exhibit A-3 through A-6

Chairman Pearsall asked about sidewalk installation: Mrs. replied that she would like not to install as there are none in the neighborhood.

Mr. Tangeman asked about the condition of the curb, Mr. LoBosco stated that the driveway is going to be expanded so the curb will have to be replaced.

Mrs. Stoll felt that the improvements would benefit the family but would also be an improvement to the neighborhood. The size of the lot dictates the type of expansion. Several neighbors have done similar improvements.

Chairman Pearsall asked Mrs. Stoll about the height of the home; Mrs. Stoll replied that it will be less than 32 feet and measured from the curb.

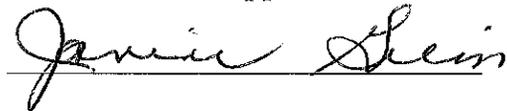
The meeting was open to the public; none presented.

Motion was made by Mr. Tangeman to approve the application with the following conditions; that revised drywell plans submitted to the board engineer for his review and that the driveway and curb are replaced; seconded by Mr. Brendle. Roll call as follows:

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

Adjournment: On a motion by Mr. Brendle and seconded by Mr. Quinn the meeting was adjourned without objection at 8:16 p.m.

Submitted And Approved:



Date: _____, 2015