

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

February 26, 2015

MEETING CALLED TO ORDER AND SALUTE TO THE FLAG

Roll Call:

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

Alternate #1
Thomas Martin - present
Alternate #2
Susan Lalji – present

Also in attendance: Board Attorney, Mark Kitrick and Board Engineer, Louis LoBosco

- Raymond Miller & Susan Lalji were sworn in by Attorney Kitrick

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: Re-Organization – January 22, 2015

Motion was made by Mr. Brendle to approve minutes of the Re-Organization meeting on January 22, 2015; seconded by Mr. Zelenak. Roll call taken:

AYES: Mr. Brendle, Mr. Quinn, Mr. Tangeman, Mr. Zelenak, Mr. Martin and Chairman Pearsall
NAYS: None
ABSTAIN: Mr. Miller & Ms. Lalji

Approval of Minutes: Regular – January 22, 2015

Motion was made by Mr. Brendle to approve minutes of the Re-Organization meeting on January 22, 2015; seconded by Mr. Tangeman. Roll call taken:

AYES: Mr. Brendle, Mr. Quinn, Mr. Tangeman, Mr. Zelenak, Mr. Martin and Chairman Pearsall
NAYS: None
ABSTAIN: Mr. Miller & Ms. Lalji

Correspondence: None

Old Business: **Resolution 2015-07**
Marianne O’Hearn Stoll
820 Pitney Drive
Block 46 Lot 76
Addition & Front Porch

Motion was made by Mr. Brendle to approve Resolution 2015-07 and seconded by Mr. Zelenak, roll call as follows:

AYES: Mr. Brendle, Mr. Quinn, Mr. Tangeman, Mr. Zelenak, Mr. Martin & Chairman Pearsall
NAYS: None
ABSTAIN: Mr. Miller & Ms. Lalji

New Business: **Application # 2015-06**
Mark Tarnuzzer
601 Monmouth Avenue
Block 74 Lot 7
Front & Side Porch

At this time, Mr. Miller and Mr. Tangeman excused themselves as they both are neighbors within 200 feet of the applicant, they joined the audience.

Mr. LoBosco & Mr. & Mrs. Tarnuzzer were sworn in by Attorney Kitrick.

Mr. Tarnuzzer explained that he and his wife were looking to build a 14’ X 15” covered porch on the side of their home and partially across the front. The house is very small and with this expansion it would give them the opportunity for outside dining and make it safe area for their young son to play on. Mr. Tarnuzzer described the porch, stating that it would be open with railings.

There was discussion between board members and Mr. Tarnuzzer about enclosing the porch. Mr. Tarnuzzer stated that although he liked the idea he wasn’t prepared for that much construction. It was discussed that the board could consider that option and that Mr. Tarnuzzer could have the work done in stages.

Chairman Pearsall asked Mr. & Mrs. Tarnuzzer if they would like a moment to discuss this option, he further stated that if they decided to totally enclose the porch or porches that they would have to come back to the board with new plans detailing the addition.

A break was taken at 7:59 pm. for the applicants to discuss this option; the meeting resumed at 8:05 pm.

Mr. Tarnuzzer stated that he and his wife decided to move forward with the application as it stands.

The meeting was open to the public.

John Tangeman 564 Atlantic Ave. asked about the driveway length and how many cars could fit, Mr. Tarnuzzer replied that it would hold 2 vehicles. Mr. Tangeman felt that the porch on the front of the home would be too close to the street.

Mr. Brendle pointed out that there is a 10 ft. easement as well.

John Husselman 509 Sixth Ave also felt the porch was too close to the street.

Philip Beesley 515 Sixth Ave. felt that Mr. Husselman’s home stuck out even further.

Mr. Brendle asked Mr. LoBosco about the sight triangle, Mr. LoBosco pointed out that there is a stop sign at the corner which could possibly decrease the sign triangle requirement.

Raymond Miller 567 Monmouth Ave. lives directly across the street from the applicant, he felt the change would be nice, that the applicant was a good neighbor and he hoped the board would approve the application.

Kathleen Crippen 564 Atlantic Ave. felt that if the porch was added to the front of the home it would stick out further than the Beesley home. She also asked that the applicant install drywells.

Philip Beesley 515 Sixth Ave. wanted to point out that there is a home on the block that has a porch similar to what the Tarnuzzer's were looking to do.

The voice of the public was closed.

Mr. Tarnuzzer stated that he has heard his neighbors' concerns and doesn't want to upset anyone but his closet neighbor is in support of the application.

Ms. Lalji wanted to clarify the size of the front porch as 6 feet, Mr. Tarnuzzer replied yes.

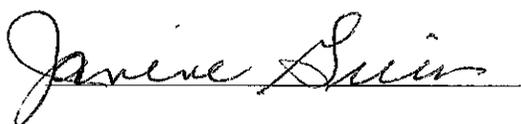
Chairman Pearsall asked for a motion.

Motion was made by Mr. Brendle to approve the application and that a drywell plan be submitted to Mr. LoBosco for approval; seconded by Mr. Martin. Roll call taken:

AYES:	Mr. Brendle, Mr. Quinn, Mr. Zelenak, Mr. Martin, Ms. Lalji & 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 8:36 p.m.

Submitted And Approved:



Date: *March 26*, 2015