

**BOROUGH OF SPRING LAKE HEIGHTS  
BOARD OF ADJUSTMENT MINUTES - May 28, 2015**

MEETING CALLED TO ORDER AND SALUTE TO THE FLAG

**Roll Call:**

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

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

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:** March 26, 2015

Motion was made by Mr. Miller to approve minutes of the March 26, 2015; seconded by Mr. Zelenak. Roll call taken:

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

**Correspondence:** None

**Old Business:** None

**New Business:** Paul & Eileen Maclearie Application #Z2015-02  
917 Lake Avenue  
Block 28 Lot 50  
Front Porch

Mr. Quinn recused himself as he is a neighbor within 200ft of the property.  
Mr. Maclearie & Mrs. Maclearie, Mr. Walker, Architect for the applicant and Mr. LoBosco were sworn in by Attorney Kitrick.

Mr. Maclearie introduced himself and stated that he has been a resident in town for 27 years, during that time he served as a council member and a member of the Planning Board. He is expanding his home which includes a front porch, which a variance is needed. He felt that a front porch is such an inviting aspect of a home.

Mr. Walker described the home now and detailed the rear addition and the second floor edition. He stated that the front porch addition is the only reason that the Maclearie's are before the board. He went on to say that the improvements are going to modernize the home. The home is a split level with a staggered front; the addition is the rear would be where the existing deck and patio are. The family would like the porch to be 9 feet wide to allow for furniture and to move about.

The following documents were introduced as exhibits, Mr. Walker described each exhibit.:

1. Site Plan with revision date 05-08-15 marked as A-1
2. First and second floor plans, second floor plan includes master bedroom suite, marked as A-2.
3. Front Elevations, existing and proposed, marked as A-3.
4. Side Elevations, existing and proposed, marked as A-4.
5. Four (4) sheets of photographs of existing home and neighboring homes, marked as A-5.
6. Survey, marked as A-6.
7. Aerial photograph dated April 22, 2015, marked as A-7.

Chairman Pearsall asked the steps would be, Mr. Walker stated in the front of the home. Mr. Walker stated that the neighboring homes varied in their setbacks.

At 8:04 pm, board member, Thomas Martin arrived.

Chairman Pearsall asked if the front steps would be covered, Mr. Walker replied yes that there was a 12 inch overhang.

Mr. Tangeman asked about the size of the porch and why so large. Mr. Walker stated that it was to take full advantage of having furniture and to be able to move about freely. Chairman Pearsall asked if consideration was given to having 8 feet, he felt that was sufficient. He also asked Mr. Maclearie about an existing shed on the property, stating that it was non conforming and could the shed be moved, Mr. Maclearie replied yes. He stated that he would like to keep the porch at 9 feet. He also stated that even at 9 feet he would still be behind his neighbor. He asked board members to maintain the 9 feet.

Mr. Zelenak stated that he liked the improvements, he went on to say that his own porch was only 6 feet and he wished that he had gone larger

Ms. Lalji stated that she had gone out to the property and felt that the porch at 9 feet would not be intrusive on the neighbors.

Chairman Pearsall asked Mr. Walker if drywells were proposed, Mr. Walker replied no that in fact there were not exceeding coverage. Mr. Maclearie stated that he did not have drainage issues on the property. Chairman Pearsall asked if he would consider installing one.

The meeting was paused for a break for the applicant to consider the drywells at 8:21 pm.

The meeting resumed at 8:26 pm.

Mr. Walker stated that although the drywells are not required, Mr. Maclearie would install.

The meeting was open to the public.

Frank Russo-Alesi 918 Lake Ave. Stated that he supports the application and feels that the Borough should look at an ordinance strictly for porches.

Helen Russo-Alesi 918 Lake Ave stated that she has lived at her home for 44 years and that the addition would be an asset to the neighborhood.

Kevin McLaughlin 919 Lake Ave. stated that he supports the application including the 9 ft porch and the installation of the drywell.

Owen Quinn 917 Park Ave. stated that he is in support of the application.

Nancy Hayduk 809 Lake Ave stated that the wider porch is definitely much better and shared that although drywells are great she would prefer that the rain water is used on the property.

Motion was made by Mr. Miller to approve the application as presented, there was no second.

Motion was made by Mr. Zelenak to approve the application with the installation of a drywell; seconded by Mr. Weiss. Roll call taken:

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

**Adjournment:** On a motion by Mr. Tangeman and seconded by Mr. Miller; the meeting was adjourned without objection at 8:53 p.m.

**Submitted And Approved:**



Date:  June 25, 2015