

**BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD MINUTES - August 11, 2015**

The meeting was called to order by Chairman Diver at 7:00 p.m. and opened with a silent reflection and Pledge of Allegiance.

Roll Call:

Mayor Maccanico - absent
Councilwoman King - present
Leonard Capristo- present
Kathleen Crippen- present
Roy Francolino - absent
James Hackett- present
Robert Merriken - present
Frederic Manger - present
Chairman Richard Diver - present

Alt. #1 Eileen Eilenberger - present
Alt. #2 Stephen Clark - present

Chairman Diver announced; 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: June 17, 2015

Motion was made by Mr. Merriken to approve minutes of the meeting of June 17, 2015 meeting; seconded by Mrs. Eilenberger. Roll call taken:

AYES: Mr. Hackett, Councilwoman King, Mr. Manger, Mr. Merriken, Mrs. Eilenberger
& Mr. Clark
NAYS: None
ABSTAIN: Mr. Capristo, Ms. Crippen

Correspondence and Discussion:

- Review Building Height in Flood Zones

Chairman Diver reported that the home being built on Shore Road is entirely out of character for Spring Lake Heights. He stated that when the Borough Council made the change in the ordinance, giving those in a flood zone the ability to have an additional five feet, for a total of 37 feet, the council asked the board to review for Master Plan consistency. At that time the board made a recommendation allowing the 37 feet but limiting the base flood elevation to only 3 feet maximum over FEMA base flood elevation, which ends up being 13 feet. This resident went before Mayor and Council stating that it wasn't enough. The council adopted the ordinance leaving out the recommendation. As a result the home that was built is oversized and not in character with Spring Lake Heights. Chairman Diver asked the board members their opinion and all agreed. He felt that the board should present their recommendation again and in fact he would go and present it to them at the next council meeting.

Motion was made by Mr. Hackett requesting Chairman Diver to speak to Mayor and Council about revising the ordinance with the language previously requested "Maximum 3 foot separation of finished floor and base flood elevation" seconded by Mrs. King. Roll Call taken:

AYES: Mr. Capristo, Ms. Crippen, Mr. Hackett, Councilwoman King, Mr. Manger, Mr. Merriken, Mrs. Eilenberger & Mr. Clark

NAYS: None

ABSTAIN: None

- Review Accessory Building Setback & Curb Cuts recommendations

Chairman Diver asked Joe May to review the previous discussions the board had about the accessory setback and curb cuts. Mr. May stated that he presented the suggestions to Mayor and Council. He felt that Mayor and Council had some hesitation about the setback change due to conflict with the master plan. Chairman Diver pointed out that the difference between the driveway width and the garage setback does make it difficult for maneuvering in and out of one's garage. There was discussion among the members as to the pros and cons. Mr. Hackett stated in was in favor of making the change to 2 feet, Mrs. Eilenberger who also felt the change made sense. Ms. Crippen stated that she was not in favor. She stated that the setback had changed from 5 ft. to 10 ft. and then back to 5 ft., she felt that there hasn't been enough variance relief requests to warrant reducing the setback. Mr. Manger offered that the change took place because residents were using the area for storage. Mr. Hackett asked what the objections were by council. Attorney Collins stated that he was at the meeting, it wasn't really clear; he felt that there wasn't enough dialogue about the requests.

John Tangeman 564 Atlantic Ave expressed that there has been an erosion of the setbacks in general by both boards over the years, in order to keep the character of the town he felt that it should not be changed.

Mr. Hackett pointed out that one would have additional space within their yard if the setback was set at 2 ft.

Chairman Diver asked for a motion wanting to refer the setback change back to council. Attorney Collins pointed out that this has been done; he suggests when Chairman Diver goes to the council meeting to speak about the building height recommendation, that at the same time he could give a more detailed explanation which might help in the council's understanding of the proposed changes.

Chairman Diver addressed the curb cut increase request. He stated having a 20ft opening as opposed to the 16ft makes a big difference. He expressed his driveway is on a curve and it is difficult to turn into the driveway. The change in the cut of the driveway would match up to a resident's driveway width which is 20ft. Attorney Collins pointed out this reduces parking on the street. The board was in agreement that this request should be raised again to Mayor & Council. Chairman Diver stated that he would.

Secretary Janine Gillis stated that she would speak to Mayor Maccanico about Chairman Diver doing a presentation.

- Endangered or Threatened Wildlife Species Habitat Impact Assessment
Prepared by DuBois Environmental Consultants for Charles Stewart on the property known as Lake Ave. - Block 73 Lots 13 & 14

Board member Kat Crippen expressed that the report was also presented to the Environmental Commission. Mr. Stewart was required to do this report, to review for an endangered species that may have nested there. She reported that Mr. Stewart was not only cleaning the property location but wanted to clean some areas surrounding the property where over the years dumping of concrete and other debris had been done. Attorney Collins pointed out that the presentation of this report was a condition of the granting the approval of extension of time.

Old Business: None

New Business: None

The meeting was open to the public; none presented.

Adjournment: There being no further business, on a motion by Mr. Merriken and seconded by Ms. Crippen, the meeting was adjourned without objection at 7:59 p.m.

Respectfully submitted and approved:

Jamie Allen

Date: September 16, 2015