BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT MINUTES August 27, 2015

7:30 PM: Chairman Pearsall called the meeting to order and requested a 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 - absent
Alternate #2
Susan Lalji – present

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

Chairman Pearsall 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 25, 2015

Motion was made by Mr. Miller to approve minutes of the May 28, 2015; seconded by Mr. Zelenak. Roll call taken:

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

Correspondence: None

Old Business: None

New Business:

- Kevin Andreach Application No. Z2015-04
  818 Jersey Avenue
  Block 12 Lots 238 &239

Accessory Building exceeding 100 square feet

Chairman Pearsall excused himself from this application as he is a neighbor within 200 ft. of the applicants home, Vice Chairman, Brendle will serve for this application.

Mr. LoBosco, Mr. Kevin Andreach and Thelma Loveland were sworn in by Attorney Kitrick.
Mr. Andreach explained that he presently has a shed that he would like to expand; he needs the additional storage space. He stated that he is a mechanic and all of his tools are large and do not fit in the present facility. He stated that the existing shed is not very attractive so he would be improving it; he also stated that there would not be electricity in the shed. He added that with lawn and snow equipment and the mechanics equipment, the existing shed just isn't big enough. Mr. Andreach added that he was not going to put in a drywell in; with the minor addition he felt it wasn't necessary.

Mr. Tangeman asked about the lot size; Mr. Andreach replied that it is 100 X 150. Mr. Tangeman asked if it's just one structure; Mr. Andreach replied that it's one structure with an attached garage.

Mr. Brendle asked Mr. LoBosco if the size dictates calling it something else other than a shed. Mr. LoBosco no, residents are only allowed one driveway.

Ms. Lalji wanted to confirm with Mr. Andreach that he was not going to be performing work in the garage; Mr. Andreach replied that was correct.

The meeting was open to the public, none presented.

Dennis Pearsall 817 Central Avenue stated that he has lived behind the applicant for about 20 years. They have had conversions about the shed and doesn't have a problem with it and hopes the board will approve it.

Motion was made by Mr. Zelenak to approve the application without the installation of a drywell; seconded by Mr. Miller. Roll call taken:

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

- Lynn McMahon Application No. Z2015-02
  908 Keith Avebue
  Block 85.01 Lot 30
  Second Floor Addition

Lynn and Kevin McMahon were sworn in by Attorney Kitrick.

Mr. Pearsall joined the meeting as Chairman.

Mr. McMahon explained that he and his wife purchased the home in September 2014 looking to make Spring Lake Heights their permanent home. They home is a cape which is a little small. When they purchased the home they weren't aware that it was a non conforming lot. The plans they are presenting for approval are to go up, utilizing the existing dormer, they would not be changing the existing footprint. Mr. McMahon added that the home is on a cul-de-sac and presently there are no sidewalks or curbing; if the board requested that he would install them.

Mr. Brendle felt the curbing is more crucial than the sidewalk. Mr. Zelenak asked about the condition of the apron and driveway, Mr. Mc.Mahon replied that both were in good shape.

Mr. Miller asked if the footprint is changing, Mr. McMahon replied no.

Mr. Tangeman asked how the lot coverage is changing; Mr. McMahon stated that an existing shed is being removed.

Ms. Lalji asked if the second floor is presently unusable space, Mr. McMahon replied yes he is looking to improve that. Ms. Lalji stated that it looks like everyone else in the neighborhood has made the same improvement.

Chairman Pearsall asked if if a full second story and if drywells would be installed, Mr. McMahon replied yes and that he would install the drywells.

Mr. Zelenak asked Mr. McMahon if he would do curb installation, Mr. McMahon stated yes if the board wanted that. Mr. Zelenak went on to say that the proposed improvements will make your home beautiful and will enhance the neighborhood.

The meeting was open to the public, none presented.

Motion was made by Mr. Brendle to approve the application with the installation of curbs and drywells with details of the drywells to be approved by Mr. LoBosco; seconded by Mr. Zelenak. Roll call taken:

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

- Kevin & Marie Butler Application No. Z2015-03
  560 Mercer Avenue
  Block 67 Lot 8
  Second Floor Addition

Mr. Robert Dooley, Architect and Mr. & Mrs. Butler were sworn in by Attorney Kitrick.

Mr. Dooley reviewed his credentials to the board and was accepted.

Introduced as exhibits were the following:

A-1 Plans consisting of 4 sheets showing existing property with prosed improvements shown in color, aerial map and proposed additions and renovations on 2 sheets.

A-5 a color photo of the home as seen from Sixth Avenue

A-6 a color photo of the home as seen from Mercer Avenue

Mr. Dooley explained how the home presently exists. He stated that an existing paver driveway on Mercer would be removed. He also stated that there is an existing utility pad which will be removed with a new one installed to the rear of the home. He added that the existing deck in the front of the home will also be removed. He then explained the changes to the first floor which would be a Living room, dining room, kitchen and master bedroom with a full bath. Chairman Pearsall asked if its being gutted, Mr. Dooley replied yes.

Mr. Tangeman asked if there is new roof, Mr. Dooley replied yes, just in the rear and that it was about 90 sq. ft.

Chairman Pearsall asked about the existing garage and if there were to be changes there, Mr. Butler stated no that right now they were concentrating on the home. Chairman Pearsall asked how long they have lived in the home, Mr. Butler replied about a year. He stated that it previously belonged to Mrs. Butlers grandmother.

Chairman Pearsall asked about drywells, Mr. Dooley replied that gutters were not going to be installed on the home. Mr. Dooley explained that the home has a rafter which doesn't allow for gutters therefore there would be a drip line. Mr. Dooley explained that there would be a landscape bed for absorption of the drip line. He explained that there is a trench, 4-6 inches deep, filled with stone or even sea shells, this prevents splashing onto the house as well as the water doesn't sheet flow. .

Mr. Zelenak asked how wide the trench is, Mr. Dooley replied 1-1 ½ ft. wide.

Mr. Tangeman asked if there is existing landscaping, Mr. Dooley replied some. Mr. Tangeman also asked if the applicant presently has water issues in the basement, Mr. Butler replied no.

The meeting was open to the public, none presented.

Motion was made by Mr. Brendle to approve the application without the installation sidewalks curbs on Mercer Avenue, the installation of the drip line or landscape bed; seconded by Mr. Zelenak. Roll call taken:

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

Adjournment: On a motion by Mr. Brendle and seconded by Mr. Quinn the meeting was adjourned without objection at 8:41 p.m.

Submitted And Approved:

Janice Seeis

Date: September 24, 2015