BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT MINUTES JULY 28, 2016

Meeting was called to order with a salute to the flag and a moment of silence by Mr. Brendle at 7:30 p.m.

Roll Call:

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

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

Mr. Brendle presided over the meeting as Chairman. He read the following statement.

Meeting Notice: 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.

Each applicant shall be limited to fifty (50) minutes to present their case, as per Resolution # 10-2007.

Approval of Minutes: June 30, 2016 Meeting

Motion was made by Mr. Miller to approve the minutes of June 30, 2016 as amended; seconded by Mr. Tangeman. Roll call taken:

AYES: Mr. Miller, Mr. Tangeman, Mr. Weiss, Mr. Zelenak, Ms. Lalji and Mr. Brendle
NAYS: None
ABSTAIN: None

Correspondence: Letter from Robert Cosgrove, Attorney for 810 Highway 71 (Tap House)
Re: Request to Adjourn to August 25, 2016 meeting.

Attorney Kitrick stated that with this additional request he suggests that should the applicant want to carry again the board should require the applicant to make the request in person and offer an reason for the request. Mr. Weiss asked about the possibility of denying the request. Attorney Kitrick replied yes but it would have to be for good reason. In theory, if an applicant makes a request to be carried and the board denies the request and they move forward without their witnesses and they do not prevail, it could be overturned. Mr. Brendle asked if there is another applicant at the next meeting, would they be first? Board Secretary replied yes; that is what past practice has been. Mr. Brendle asked what is meant be the waiving of the time requirements. Attorney Kitrick replied that once Mr. Lobosco deems an application complete the board is required to hear an application and render a decision within a certain time frame, if they don't the applicant could be deemed approved.

Old Business: Resolution 2016-14
Dave & Ann Grossbard- application # Z2016-05
1908 Parkview Terrace
Block 46.03 Lot 147
Front Porch & Second Floor Addition

Motion was made by Mr. Zelenak approve Resolution 2016-14; seconded by Mr. Miller, Roll call taken:

AYES: Mr. Miller, Mr. Weiss, Mr. Zelenak and Ms. Lalji
NAYS: None
ABSTAIN: Mr. Brendle

New Business: **None**

Discussion: Mr. Tangeman stated that he had attended the most recent council meeting. He asked Council about a sidewalk installation plan that was put together by Joe May some time ago; it indicated where sidewalks would be most beneficial. Mr. May was at that meeting and stated that he had submitted a proposed plan to the council but nothing had been done since. Mr. Tangeman thought it would be helpful when applicants were here for variances, constructing new homes that the board would know if the lot was in one of these crucial streets. Janine would look into this plan and obtaining a copy. Mr. Tangeman stated at the council meeting when he asked about the sidewalk plan; Councilman Herner offered that the council should review this ordinance again and reconsider it. He added some people in the audience were in favor and some not. Members discussed the value of sidewalks vs. no sidewalks.

Mr. Tangeman announced that the Planning Board was working on a Rules & Regulation document; he thought something similar would be helpful for the Zoning Board as well. He offered the example that tonight the question came up about which applicants go first. Mr. Tangeman asked if it's complete; Janine replied no but once complete would provide a copy for this board to review. She added that it was not going to be codified; it will be a resolution that they will adopt as to their procedures. Attorney Kitrick offered that we could take a look at it, this board is a quasi-judicial board where the Planning Board has elected officials. Mr. Tangeman thought that it would be a good idea for consistency.

There was discussion about the Board of Adjustment's Resolution regarding the time limitation for applicants.

Adjournment: On a motion by Mr. Miller and seconded by Mr. Tangeman the meeting was adjourned without objection at 7:43 p.m.

Submitted And Approved:

Janine [signature] Date: August 25, 2016