

**BOROUGH OF SPRING LAKE HEIGHTS  
BOARD OF ADJUSTMENT MINUTES    AUGUST 25, 2016**

The meeting was called to order with a salute to the flag and a moment of silence by Chairman Pearsall at 7:30p.m

**Roll Call:**

Brian Brendle - present  
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 - absent

**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:**        July 28, 2016 Meeting

Motion was made by Mr. Brendle to approve the minutes of July 28, 2016 as amended; seconded by Mr. Miller; Roll call taken:

AYES:            Mr. Brendle, Mr. Miller, Mr. Tangeman, Mr. Weiss and Mr. Zelenak

NAYS:            None

ABSTAIN:        Mr. Quinn and Chairman Pearsall

**Correspondence:**            None

**Old Business:**                **Application #Z2016-03**  
810 Highway 71, LLC  
810 Highway 71  
Block 69 Lot 19  
Outdoor Patio

Chairman Pearsall announced that the applicant 810 Highway 71 has withdrawn their application.

Mr. Tangeman stated at the last meeting he referenced a sidewalk plan that Borough Engineer, Joe May had established along with comments from the Borough Council but it apparently hadn't been officially approved by Mayor and Council.

**New Business:**                    **Application #Z2016-06**  
James Dugan  
623 Central Avenue  
Block 19 Lot 5.01

James Dugan, William Dugan, Don Finn, Paul Damiano and Louis Lobosco were sworn in by Attorney Kitrick. Mr. Damiano reviewed his qualifications.

Mr. Damiano testified that the residence is located in a commercial zone. The applicant is looking to put a 2 story addition to the residence in the rear which includes a master bedroom and bath on the first floor and a bunk or playroom upstairs with a bathroom.

The following was entered as exhibits:

- A-1 Photo board consisting of 6 pictures of home, neighborhood, tax map and aerial photo
- A-2 Survey of property
- A-3 Site Plan with property highlighted in color.

Mr. Damiano added that the home was built in 1921 and Mrs. Dugan's sister purchased the home in 1963. Mr. & Mrs. Dugan purchased the home from her sister's estate in 2001. Mr. Damiano testified that the home is a second home for the applicant but that it is used year round by the entire family. The proposed improvements include a first floor bedroom which due to health reasons would work well for Mr. & Mrs. Dugan. The Dugans have 4 children and grandchildren all which visit and make use of the home.

Mr. Zelenak asked if the property is the third lot from Highway 71, Mr. Damiano replied yes.

Mr. William Dugan testified that even with the rear addition, there will be a lot of green space in the rear yard which he stated he enjoys.

Chairman Pearsall asked about the Silver Maple in the rear of the property. Mr. Dugan replied that a tree arborist was consulted and stated that the tree was in good shape. Mr. Finn stated that the addition fits without the removal of the tree but through construction the root system may get damaged. Mr. Dugan stated that he would replace it.

Mr. Brendle asked what is at the rear of the property; Mr. Dugan replied that it's condos.

Mr. Tangeman asked the measurement of the front yard, Mr. Lobosco's letter states 4 ft.: the survey indicates 12 ft.; Mr. Damiano replied that it's to the building not the porch. Mr. Tangeman also inquired about the drainage on the property; Mr. Brendle asked if drywells are going to be installed. Mr. Damiano testified that the lot is large enough, coverage is remaining below code, but if the board saw fit, the applicant would install them. Mr. Damiano testified that the drywells could be expensive. Mr. Tangeman asked Board Engineer, Mr. Lobosco if the lot could handle the water runoff, Mr. Lobosco replied yes, although he thought it would be helpful on the addition. Chairman Pearsall asked Mr. Dugan if there has ever been drainage issues on the property, Mr. Dugan replied no.

Mr. Quinn asked if sidewalks will be installed, Mr. Dugan replied there isn't really any room for a sidewalk due to the hedges in the front. He added that there aren't sidewalks on the block now. Mr. James Dugan added that the hedges offer privacy and that a sidewalk would be only a few steps away from the house.

Chairman Pearsall offered that it doesn't seem to be a great location for a sidewalk.

Mr. Lobosco asked Mr. Dugan if consideration was given to removing the porch, Mr. Dugan replied that it's in good condition and that it's used as living space with furniture and a card table; it's a great gathering place for the family.

The meeting was open to the public.

Maureen Schroeder 622 Central Avenue offered that she feels the improvement will be an asset and she does not feel a sidewalk is necessary.

Karen Davis 621 Central Avenue is concerned about the water runoff and asked Mr. Dugan if he is subdividing the lot, Mr. Dugan replied no. Mr. Brendle stated that they're actually building into the other lot. Chairman Pearsall asked if the drainage is a problem now, Ms. Davis replied no. Mr. Brendle asked if downspouts are going to be installed. Mr. Damiano replied yes and they could be moved to address her concerns. Ms. Davis commented that the tree is beautiful but loses a lot of branches.

Kat Crippen 564 Atlantic Avenue representing the Environmental Commission stated that they were not aware that the tree would be coming down, which would be a concern. She also inquired about the hedges in the front if they're out of code. She offered that if the hedges are removed then a sidewalk should be put in their place. She asked that if the hedges are removed could a sidewalk installation be required. Ms. Crippen added the town is very dangerous to walk in but thinks the hedges are good for stormwater runoff.

Karen Davis 621 Central Avenue stated that what makes that street dangerous isn't that there aren't sidewalks but the fact that the lot in the rear of the liquor store is dangerous because of patrons pulling in and out.

On a motion by Mr. Brendle and seconded by Mr. Zelenak the public comment period was closed without objection.

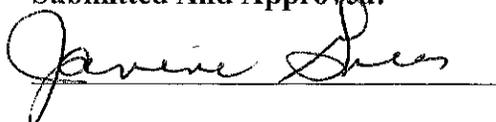
Chairman Pearsall asked the applicant about installing a drywell since there is some concern about drainage; one that isn't expensive. The applicant replied yes. Mr. Tangeman asked the applicant if they intended to keep hedges, Mr. Dugan replied yes. Mr. Tangeman asked if the Silver Maple needs to come down, if he would replace with another native species tree, Mr. Dugan replied yes.

Motion was made by Mr. Tangeman to approve the application with the installation of a drywell for the addition and that if the Silver Maple needs to be removed that it is replaced with a mature tree of a native species; seconded by Mr. Brendle. Roll call taken:

AYES: Mr. Brendle, Mr. Miller, Mr. Quinn, Mr. Tangeman, Mr. Weiss, Mr. Zelenak & 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 8:11 p.m.

**Submitted And Approved:**



Date: *September 22, 2016*