

**BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT MINUTES TUESDAY, DECEMBER 20, 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 - present

Charirman Pearsall read the 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.

Board Attorney, Mark Kitrick was not available tonight, Ms. Kimberly Bennett, Esquire is here as representation for the board.

Approval of Minutes: November 17, 2016 Meeting

Chairman Pearsall revised minutes to indicate that he was present at the November meeting, he was marked as absent, Board Secretary Janine Gillis added that Susan Lalji needs to be marked as present also.

Motion was made by Mr. Brendle to approve the minutes as amended of December 20, 2016; seconded by Mr. Miller; Roll call taken:

AYES: Mr. Brendle, Mr. Miller, Mr. Tangeman, Mr. Zelenak, Ms. Lalji and Chairman Pearsall

NAYS: None

ABSTAIN: Mr. Quinn, Mr. Weiss, Mr. Zelenak

Correspondence: None

Old Business:

Resolution #2016-18
Linda Ronan Application No. Z2016-08
600 Prospect Avenue
Block 36 Lot 61
Variance for Front Yard Setback

Motion was made by Mr. Brendle to approve Resolution No. 2016-18, seconded by Mr. Miller; Roll call taken:

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

Resolution #2016-19

Steve Costalos Application No. Z2016-11
507 Sixth Avenue
Block 74 Lot 18
New Construction with front & side yard setbacks

Ms. Lalji reminded all that at the hearing for this application there was a question presented about the upstairs room and if it was allowed. There was discussion about the approval and that it was given based on the plans presented. Members were concerned about building plans having to be changed because the oversized room is not allowed. Ms. Bennett stated that Condition # G would protect from that. Board members were also concerned about the height of the home if a redesign was needed; Ms. Bennett explained that Condition #I could include language that the building height remains at 29 ft as was presented on the original plans.

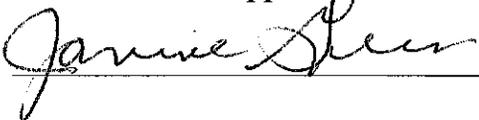
Motion was made by Mr. Brendle to approve Resolution No. 2016-19 as amended; seconded by Mr. Pearsall; Roll call taken:

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

New Business: None

Adjournment: On a motion by Mr. Brendle and seconded by Mr. Miller, the meeting was adjourned without objection at 7:55 p.m.

Submitted And Approved:



Date:  January 26, 2017