

**BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT - MINUTES**

February 23, 2017 at 7.30 PM

The meeting was called to order by Chairman Pearsall and a salute to the flag at 7:30 PM.

Roll Call:

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

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

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:

January 26, 2017 Re-Organization

Motion was made by Mr. Brendle to approve the minutes of January 26, 2017 Re-Organization meeting; seconded by Mr. Zelenak; Roll call taken:

AYES: Mr. Brendle, Mr. Quinn, Mr. Tangeman, Mr. Zelenak, Ms. Lalji & Chairman Pearsall

NAYS: None

ABSTAIN: Mr. Weiss, Mr. Martin

January 26, 2017 Regular

Motion was made by Mr. Brendle to approve the minutes of January 26, 2017 Regular meeting; seconded by Mr. Zelenak; Roll call taken:

AYES: Mr. Brendle, Mr. Quinn, Mr. Tangeman, Mr. Zelenak, Ms. Lalji & Chairman Pearsall

NAYS: None

ABSTAIN: Mr. Weiss, Mr. Martin

Correspondence:

Letter from Mr. & Mrs. Manderioli dated February 15, 2017
Re: Concerns about Block 46.01 Lots 1, 65, 66 & 67

Chairman Pearsall received this letter from a Wyckham Manor resident and their concerns over a lack of a buffer, explained that the Board of Adjustment couldn't act on their concerns. Board Secretary, Janine Gillis explained that the Planning Board and Mayor & Council also received the same letter. She explained that at the Planning Board meeting, it was discussed with the property owner that a review would be done in the spring to see if additional plantings were necessary. The property owner agreed that they would act on any recommendations made by the planning board engineer.

Mr. Tangeman pointed out that there is a large parcel of land that it is for sale that if developed could expose them even more to Route 71.

Mr. Martin pointed out that he read an article, that Spring Lake Heights is rated #4 with regard to property values in New Jersey.

Old Business: **Resolution No. 2017-05**
Board of Adjustment Report of Findings on 2016 Decisions

Board members reviewed the resolution requesting a definition of a garage. Board members discussed and wanted to make revisions. It was concluded to make a recommendation of the following; a definition of a detached garage, it should include the language that a garage should be capable of housing a vehicle and that there should be vehicular access to the garage. Members wanted to revise the resolution; it was carried to the next meeting.

Resolution No. 2017-06
Edward Hudson & Patricia Lowthrop **Application # Z2016-12**
1218 Ocean Road
Block 25.02 Lot 29.02
Variance for Driveway

Board Secretary, Janine Gillis announced that Paragraph F refers to Allaire Road; it should be Ocean Road.

Motion was made by Mr. Brendle to approve Resolution No. 2017-06 as amended; seconded by Mr. Zelenak; Roll call taken:

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

New Business: None

Adjournment: On a motion by Mr. Brendle and seconded by Mr. Quinn the meeting was adjourned without objection at 7:48 p.m.

Submitted And Approved:



Date: *March 23, 2017*