

**BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT – MINUTES
JUNE 22, 2017**

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 - present
Owen Quinn - absent
John Tangeman - absent
Steven Weiss – present
Andrew Zelenak - present
Chairman Pearsall - present

Alternate #1 – Thomas Martin - absent
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.

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

Approval of Minutes: March 23, 2017

Motion was made by Mr. Brendle to approve the minutes of March 23, 2017; seconded by Mr. Miller;

Roll call taken:

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

April 27, 2017

Motion was made by Mr. Brendle to approve the minutes of April 27, 2017; seconded by Mr. Miller; Roll call taken:

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

The May 25, 2017 minutes were removed from the agenda.

Correspondence: None

Old Business: Resolution #2017-08
206 Highway 71 LLC **Application # ZB2017-03**
206 Highway 71
Block 20 Lot 9
Proposed Residential Rental Units

Motion was made by Mr. Miller to approve Resolution No. 2017-08; seconded by Mr. Zelenak; Roll call taken:

AYES: Mr. Miller, Mr. Weiss, Mr. Zelenak
NAYS: None
ABSTAIN: None

New Business: Antonia Arts **Application ZB2017-04**
816 Pitney Drive
Block 46 Lot 78
Second Story Addition & Front Porch

Mr. Lobosco, Ms. Arts and Ms. Hearn were sworn in by Attorney Kitrick. Ms. Hearn, architect, reviewed her credentials and the board accepted.

Ms. Hearn explained that the application required variances for front and side yard setbacks. She explained that there are existing minor non conformities; the curb cut width, and the distance to the side property line.

Introduced as exhibits:

- A-1 Photo board with 9 photos of subject property and 4 aerial photos
- A-2 Photo board with 12 pictures of existing residences in the area with porticos

Ms. Hearn explained that the renovations are to update the home. The 1 story addition in the rear requires no variances. The interior includes relocating the stairs to the second floor to the front wall. Relocating the stairs does require opening the roof line which creates the need for a front yard setback. The second story addition is a bedroom over the attached garage. The attached garage is a flat roof, with the addition it extends into the setback by .1 feet which requires a variance. The proposal also includes adding a portico over the front steps. The home has 3 bedrooms now and with the renovations will remain at 3 bedrooms, one on the first floor and 2 upstairs. Ms. Hearn testified that when the home was built the placement of the stairs wasn't done well. She has worked on other projects in the neighborhood and the homeowners have also relocated the stairs. Ms. Hearn reviewed the photo board showing the welcoming look of the porticos as well as stating that it provides protection while at the front entrance. Ms. Hearn stated that the door will be moved slightly to the east and the stairs will be turned to the east side toward the driveway. This will also save the existing trees in front of the home. Ms. Hearn offered that the applicant would consider reducing the addition over the garage but then a part of the flat roof would show. As proposed, it is more aesthetically pleasing. Ms. Hearn testified that the applicant would like to keep the driveway as is.

Chairman Pearsall asked Ms. Arts if she knew the history to the driveway, she replied that it was that way when her family purchased the home.

Ms. Hearn commented that there are no sidewalks on the block; she added that the ordinance only requires it for new homes. Chairman Pearsall asked if the curb is in good shape; Ms. Hearn replied yes.

Mr. Brendle asked about the installation of drywells. Ms. Hearn replied that it wasn't planned. Ms. Hearn testified that impervious coverage is significantly under. She added that the new roof line will have leaders that will keep the water from the neighbor's property. There was discussion over whether or not a

drywell is necessary. Ms. Hearn made a suggestion that the applicant have an engineer design a collection system using leaders from the front to the back with the approval of the board's engineer.

Mr. Brendle recommended amending the plans for the bedroom over the garage by changing to a skirted roof and adding a soffit over the garage; this would eliminate the side yard setback variance. Ms. Hearn agreed.

Ms. Lalji asked about the porch on the west side, Ms. Hearn replied that the porch and patio area will be completely removed and replaced with grass, Ms. Hearn replied yes. This also helps to reduce the coverage even with the addition.

There was discussion if the driveway is replaced it should conform to the 2 foot setback.

The meeting was open to the public for questions of the architect; none presented.

The meeting was open to the public for comments; none presented.

Motion was made by Mr. Brendle to close the voice of the public; seconded by Mr. Miller, roll call taken:

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

Motion was made by Mr. Brendle to approve the application with the following conditions, the east side variance eliminated by a revision to the plans of the bedroom over the garage and a stormwater management plan; seconded by Mr. Miller. Roll call taken:

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

There was a break taken for the 5 minutes.

Elaine Maccanico **Application ZB2017-05**
807 Pitney Drive
Block 79 Lot 18
Alteration to Second Floor, Stairwell Addition & Roof Cover to Front Porch

Board member, Mr. Miller recused himself as a close family friend.

Mrs. Elaine Maccanico was sworn in by Attorney Kitrick.

Mrs. Maccanico explained that she would like to put a roof over the front porch which requires a front yard variance. The home was built in 1959 at 26 ft. adding the cover gives a setback of 21.7 feet. Having the steps covered will assist with bad weather. Like the previous applicant she would like to move the interior stairs which would help for an open concept. The improvements include removing the existing side porch; which improves the side yard setback from 2.5 feet to 4 feet on the east side. Chairman Pearsall asked if the covering will go over the existing front porch, Mrs. Maccanico stated yes.

Introduced as an Exhibit: A-1 Aerial Photo of the neighborhood.

Mrs. Maccanico stated that the proposal includes adding a sunroom in the rear which does not require a variance. Chairman Pearsall asked if that is included in the lot coverage, Mr. Lobosco stated yes.

Chairman Pearsall asked about sidewalks, Mrs. Maccanico replied no, her garden is out in the front.

Chairman Pearsall asked about drywells, Mrs. Maccanico testified that she would work with the boards engineer for a stormwater management plan from the roof leaders. Ms. Maccanico added that the curb is in good condition.

The meeting was open to the public for questions of the applicant, none presented.

The meeting was open to the public for comments.

Paul Patella 818 Pitney Drive stated that Mrs. Maccanico has a beautiful garden in the front that the neighborhood enjoys. If a sidewalk went in, we would lose the beautiful garden, so please no sidewalk.

Motion was made by Mr. Brendle to close the voice of the public; seconded by Mr. Zelenak, roll call taken:

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

Motion was made by Mr. Brendle to approve the application with a condition that a plan for stormwater management for the roof leaders is approved by the board's engineer, seconded by Mr. Zelenak. Roll call taken:

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

Adjournment: On a motion by Mr. Brendle and seconded by Mr. Zelenak the meeting was adjourned without objection at 8:35 p.m.

Mr. Maccanico wanted to commend the board members and board professionals on the manner in which they conducted themselves at the meeting in May.

Submitted And Approved:

Janine Shes

Date: July 27, 2017