

**BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD MINUTES - July 19, 2017 at 7:00 PM**

The meeting was called to order by Chairman Eileen Eilenberger at 7:05 p.m. and opened with a Silent Reflection and Pledge of Allegiance.

Roll Call:

Roy Francolino – absent
James Hackett – present
Nancy Hayduk - present
Frederic Manger - present
Councilman Merriken - present
Nathaniel Novak - present
Mayor O'Brien - absent
Stephen Clark - absent
Eileen Eilenberger, Chairman - present

Also Present: Dennis Collins, Board Attorney
Joseph May, Board Engineer

Alt. #1 Open
Alt. #2 Open

Janine Gillis announced that Mayor O'Brien at the last council meeting had appointed Mr. Clark as a regular member; she added that there are no alternate members.

Chair Eilenberger Read the following:

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: June 21, 2017 Removed from the agenda

Correspondence and Discussion: Chair Eilenberger announced that the sub-committee was meeting tonight after the regular meeting and would be making a presentation at the August meeting.

Old Business: **Resolution No. 2017-07**
Spring Lake Golf Club Application # PB2017-02
901 Warren Avenue
Block 25 Lots 11, 13 & 27

Ms. Hayduk suggested an additional condition be added to the resolution. She explained at the hearing that the applicant agreed to maintain the trees north of the proposed parking lot and berm. Board members discussed the area in question. Attorney Collins reminded everyone that he wasn't present. He suggested that Mr. May review the plans.

Mr. May suggested that the language should read: "The limit of disturbance shown on the plans shall be observed in the field and is subject to confirmation and monitoring by the Board Engineer."
Board members agreed.

On a motion by Mr. Manger, seconded by Mr. Novak, Resolution 2017-07 was approved as amended; roll call taken as follows:

AYES: Mr. Hackett, Ms. Hayduk, Mr. Merriken, Mr. Manger, Mr. Novak & Chair Eilenberger
NAYS: None
ABSTAIN: None

New Business: Informal Hearing **PB2017-03**
Spring Lake Realty LLC
The Mill Lakeside Manor
Block 1 Lot 1

Mrs. Eilenberger recused herself as she is a neighbor within 200 feet of the applicant.

Mr. Collins reviewed what an informal hearing is to the board and to the public. He reviewed that the applicant wants to get an idea as to whether or not they want to move forward for a formal hearing. There are no denials or approvals and it is not open to the public. Mr. Collins announced that Mr. McLaughlin would be available to any public after the meeting for questions.

Mr. McLaughlin introduced himself as the attorney for the applicant. Mr. McLaughlin explained that the facility is no longer used as a restaurant, it will be just for events so the interior is being renovated and that the applicant would like to make improvements to the parking lot.

Mr. Kevin Shelly- Midlantic Engineering introduced himself.

He stated that the property is a 2.2 acre parcel located in Spring Lake Heights and Wall Township. He stated that the applicant is proposing an addition of a 1500 sq. ft. covered area at the front entrance as a drop off area. This would give ample room for arriving guests to exit cars and have protection from the elements. The proposal includes re-configuring the parking lot. Presently, the lot is divided into 2 tiers with 2 entrances/exits. The proposal is to eliminate both of these and create a new entrance/exit that would be opposite New Bedford Road. He stated that this would create a boulevard look which improves traffic safety. The changes would reduce the number of parking spaces and the impervious coverage. Presently, there are 158 parking spaces, the facility operated as a restaurant and event facility. The new facility would only have one event at a time. The Borough's ordinance requires that the facility have 87 parking spaces with the change it's 94. He stated that with the improvements, the downstairs will serve as the cocktail hour space and then guests would move upstairs to the ball room for dinner. Members asked about landscaping, Mr. Shelly stated that with a formal application will include a landscape plan. Mr. Shelly added that the exit onto Old Mill Road would remain.

Mr. George Truesdale introduced himself. He explained that he is the owner of another business in Pt. Pleasant and recently purchased the Mill, he added that he has no intentions on bringing back a restaurant. Mr. McLaughlin asked if the restaurant area has been closed, Mr. Truesdale replied yes. He added that renovations are presently underway on the first floor. Mr. Truesdale also stated that the glass room that was on the second floor is gone. The room had water damage; so it is being completely renovated. He added that the roof and windows have been replaced and the area painted. Mr. Truesdale explained that the renovations to the parking lot are to make it look like a grand entrance. He explained that pulling into the parking lot, patrons would travel down a beautifully landscaped boulevard, you would be able to see the water and drive directly to the front entrance. He added that the entrance area will be enlarged with a portico to accommodate arriving guests coming in and protect them from the elements.

Mr. Novak thanked Mr. Truesdale for the presentation and his investment into the business. He asked Mr. Truesdale asked if the stained glass window that was in the restaurant, is still there. Mr. McLaughlin offered that a previous owner took that glass and put into another business.

Ms. Hayduk asked about stormwater and runoff. Mr. Shelly explained that presently all the water from the parking lot drains to the pond. He added that the impervious coverage is being reduced and the landscaping is going to be increased; he feels that this is an improvement.

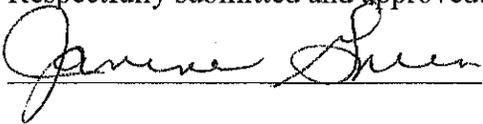
Mr. Manger asked about a highlighted area on the exhibit. Mr. Truesdale explained that there is a gazebo there; weather permitting weddings are performed at that spot. He added that this area is going to be improved as well.

Public Comment:

Evelyn Condello Park Ave wanted to ask a question about the proposed application. Mr. Collins explained about the informal process and that the applicant would need to file a formal application which would include a public notice and a written notice to neighbors.

Adjournment: On a motion by Mr. Novak and seconded by Mr. Merriken, the meeting was adjourned without objection at 7:45 p.m.

Respectfully submitted and approved:



Date:

