

**BOROUGH OF SPRING LAKE HEIGHTS**  
**BOARD OF ADJUSTMENT – MINUTES November 30, 2017 at 7.30 PM**

The meeting was called to order by Chairman Pearsall and a salute to the flag at 7:32 PM.

Roll Call:

Brian Brendle - present  
Susan Lalji - present  
Raymond Miller - absent  
Owen Quinn - present  
John Tangeman - absent  
Steven Weiss - present  
Chairman Pearsall - present

Alternate #1 – Thomas Martin – present arrived 7:35 p.m.  
Alternate #2 - Open

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:** None

**Correspondence:** None

**Old Business:**                   **Resolution No. 2017-17**  
Chryseis Apostolou McHugh **Application No. 2017-10**  
1209 Crosby Road  
Block 88 Lot 19  
2nd Story Addition

Motion was made by Mr. Brendle to approve Resolution 2017-17; seconded by Mr. Quinn; Roll call taken:

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

**New Business:**                   Charles & Carol Sorrano **Application No. 2017-08**  
1212 Crosby Road  
Block 87 Lot 12  
Addition & Front Porch

Mr. & Mrs. Sorrano and Mr. Lobosco were sworn in by Attorney Kitrick.

Mrs. Sorrano stated that presently the home is used as a summer home but will eventually become a permanent residence. She stated that her mother lives with them. The proposal is to add a dining room and an additional bedroom on the first floor for her mom which would put coverage at about 24%. She added that presently there is a front stoop and would like to expand that and make a covered porch with railings.

Chairman Pearsall asked if it would be covered; Mrs. Sorrano replied yes. Chairman Pearsall asked the actual size of the porch; Mr. Lobosco replied overall porch is 5 X 31 feet but in the middle it extends an additional 1 foot. There was discussion on the different elevations shown on the plans. Ms. Sorrano stated that the new setback would be 18 feet. Chairman Pearsall asked if the porch will extend out further than the neighbors Mrs. Sorrano replied no, the house to the east has a porch, the houses all seem to line up. Mr. Sorrano stated that the present stoop is concrete with metal railings; he feels it's not very pleasing.

Chairman Pearsall asked the applicants if in the planning stages was there consideration given to try and reduce the building coverage. Ms. Sorrano replied yes, in order not to exceed the coverage the new room would only be 9 feet and they thought it was going to be too tight. Chairman Pearsall asked if the new addition will be a single level, Mrs. Sorrano replied yes. Mr. Brendle added that the property has 2 sheds which is not permitted. Mrs. Sorrano stated that when they purchased the property both where there; they have since moved the smaller one behind the other. Mrs. Sorrano stated that there has been a cleanup of the landscaping when they moved in and have since re-landscaped. It now is between the larger shed and the fence. Attorney Kitrick explained that it's the non-conformity; Mr. Sorrano stated that they would remove it.

Ms. Lalji asked how many bedrooms are there now, Mrs. Sorrano replied 3. She stated that the 1 bedroom on the first floor is for mom.

Chairman Pearsall asked about sidewalk installation; Mrs. Sorrano stated that there are no sidewalks on the street. Chairman Pearsall asked about the safety of that; Mrs. Sorrano replied that her daughter plays on her bike out that way.

Mrs. Sorrano explained that the growing family and given the fact her mom lives with them the additional space is needed. She feels the improvement will add to the neighborhood adding that there are newer homes at the top of Crosby.

Chairman Pearsall asked about drywell installation; it property is sloped. Mrs. Sorrano replied that there hasn't been a water issue on the property. She added that the house has gutters and a leader into the landscaping. Chairman Pearsall asked if all leaders go into the landscaping; Mr. Sorrano thought that one went onto driveway. Chairman Pearsall asked Mr. Sorrano would consider one there. Mr. Quinn commented that it would be helpful for the stormwater collection. Mr. Lobosco pointed out that with the additional building coverage it would be helpful. Chairman Pearsall asked Mr. Lobosco to explain what a drywell was and how they worked. Mr. Sorrano stated that if the board required one they would install.

Ms. Lalji was concerned about the coverage going to 24%. Chairman Pearsall stated that the board has been porch friendly. Attorney Kitrick reminded members that each application is viewed on its own merit.

Ms. Lalji added that a garage that is separate from the house does add additional coverage.

Board members discussed that front yard setback and that it would be at 18ft.

Chairman Pearsall asked about the sidewalks, curbs and driveway. Mrs. Sorrano stated that the street was recently paved and that there are no sidewalks.

The meeting was open to the public.

