

**BOROUGH OF SPRING LAKE HEIGHTS
REGULAR PLANNING BOARD MINUTES
September 19, 2018 at 7:00 PM**

Flag Salute

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 website.

Roll Call:

Eileen Eilenberger, Chairperson - Present
Stephen Clark - Present
Councilman Diver – Absent
Roy Francolino - Absent
Nancy Hayduk - Absent
Frederic Manger - Present
Mayor O’Brien – Present

Also Present:
Marc Leckstein, Board Attorney
Jennifer Beahm, Board Planner
Mary Ellen Karamus, Board Secretary

Alt. #1 Carlos Santos – Present
Alt. #2 Erik Gardner - Absent

Approval of Minutes: August 15, 2018 - Mr. Manger made a motion to approve the minutes; seconded by Mayor O’Brien;

In Favor: Chair Eilenberger; Mr. Clark; Mr. Manger;
Mayor O’Brien;
Opposed: None
Abstain: Mr. Santos

Correspondence and Discussion: 8/13/18 Hackett Resignation – Chair Eilenberger stated Mr. Hackett was moving; therefore he is resigning from the board. Mayor O’Brien confirmed that there are two openings on the board as of now.

8/30/18 Freehold Solid Conservation Re. The Mill

Old Business: **Resolution No. 2018-07**
JDE Spring Lake, LLC **Application No. 2017-04**
Block 1 Lot 1
101 Old Mill Road
Parking Lot Revision Portico at front door

On a motion by Mayor O’Brien, seconded by Mr. Manger, Resolution 2018-07 was approved;

Roll call taken as follows:

AYES: Mr. Clark; Mr. Manger; Mayor O’Brien;

ABSTAIN: Mr. Santos
Chair Eilenberger had recused herself from Application No. 2017-04 and was not eligible for roll call on Resolution 2018-07

Resolution No. 2018-08

Fairway Mews Community Association **Application PB 2018-03**
Block 42.07 Lot 1
1 Clubhouse Drive
Addition to clubhouse, two covered entries; outdoor patio pavers and expansion

On a motion by Mr. Manger; seconded by Mayor O'Brien, Resolution 2018-08 was approved;

Roll call taken as follows:

AYES: Mr. Clark; Mr. Manger; Mayor O'Brien; Chair Eilenberger
ABSTAIN: Mr. Santos

New Business: **Application No. PB 2018-02**
554 Church Street, LLC
Block 59 Lots 20, 21 & 31
554 Church Street

Mr. Leckstein announced that if anyone was present for the 554 Church Street, LLC application, the application will be carried to the October 17, 2018 meeting; there will be no further notice.

Public input session regarding Master Plan Re-Examination Report

Chair Eilenberger asked Ms. Beahm to give a brief description of the input session. Chair Eilenberger added that the input session was an opportunity for the public's input; that the board would not be commenting on the re-examination. They will be listening to what the public's interests are.

Ms. Beahm stated that she has been engaged by the Borough for the state required once every ten-year master plan re-examination report. She added that there are 5 components of a re-exam which are statutorily required; she brought a hand-out listing them.

Ms. Beahm said that there is a 4 member re-examination sub-committee which has met to discuss recommendations over the past two months, to update demographic information and review the recommendations made ten years ago to see the status of those recommendations and if they are applicable. Ms. Beahm added that the process is moving along at a good pace.

Ms. Beahm said that one goal is to be as transparent as possible; therefore although it is not required, she recommends a public hearing on the master plan re-examination review report. Before the public hearing, she recommends the public input session. Ms. Beahm said that a draft review will be given to the planning board and its professionals to review, and after that the public hearing will occur.

Ms. Beahm stated that this is not the only opportunity for the public's input. She recommended comments be submitted in writing to the planning board secretary so that comments will not be forgotten and they can be discussed by the subcommittee.

Sharon Batteau, 1719 Beverly Avenue stated that she feels there is enough commercial use in the town especially on 71. Ms. Batteau said that residential properties should be encouraged. She added that commercial zoning is not beneficial to the town with regard to taxes or traffic. She added that homes on 71 are being sold at high sales prices. Ms. Batteau added that residential use is beneficial to property values and makes a town more attractive and environmentally sound. Ms. Batteau added that townhomes may be appealing to baby boomers.

Ms. Batteau stated that her biggest concern is the language referring to commercial use she had read. Mr. Manger asked Ms. Batteau her thoughts on residential properties on 71 and the use of driveways on 71. Ms. Batteau stated that that already exists.

Ms. Batteau referred to a large parcel for sale on 71. She is concerned a Ramada Inn could be built there. Ms. Batteau added that her understanding of what she read says that motels are allowed. Mr. Manger stated that in the past when it was a B-2 zone, motels were allowed. Mr. Manger added that the current B-3 zone is retail and motels are not allowed. Ms. Beahm said she will look into that and that can be discussed at the subcommittee meeting. Ms. Batteau asked if a strip mall could be built there. Mr. Manger stated that buffers are considered as well as square footage of a building dictates how many parking spaces you need when deciding what can be built.

Ms. Beahm stated that all comments are appreciated and that she is committed to going through the process expeditiously to meet statutory compliance. Ms. Beahm added that all comments and input from the public, as well as planning board members who are not on the subcommittee should be discussed and vetted. Mayor O'Brien stated that he also has had members of the public approach him.

Mr. Santos commented that he liked Ms. Batteau's comments regarding businesses. He added that possibly a residential property's driveway has a car coming out of its driveway 4 times a day versus a business could have driveway traffic 15 times a day.

Chair Eilenberger stated that they are discussing recommendations and ordinances now and that 71 has been discussed. She added that their review includes looking at what makes a town desirable. Chair Eilenberger added that other than presenting their document, the board cannot make changes; it is up to council to implement zoning.

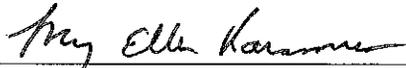
Chair Eilenberger stated that comments by the board and the public can be emailed or dropped off at the office.

Voice of the Public – Open

Voice of the Public - Closed

Adjourn: On a motion by Mr. Manger and seconded by Mayor O'Brien, the meeting was adjourned without objection at 7:32 p.m.

Respectfully submitted and approved:



Mary Ellen Karamus

Board Secretary

Date: December 19, 2018