

**BOROUGH OF SPRING LAKE HEIGHTS  
PLANNING BOARD RE- ORGANIZATION and REGULAR MEETING MINUTES**

**January 16, 2019 at 7:00 PM**

The meeting was called to order by Attorney Leckstein at 7:00 p.m. and opened with the Pledge of Allegiance.

**Roll Call:**

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

**Also Present:**

Marc Leckstein, Board Attorney  
Brent Papi, Board Engineer  
Mary Ellen Karamus, Board Secretary

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

**New Business:**

- Mayor O’Brien made a nomination to elect Mrs. Eilenberger as Board Chair, seconded by Ms. Hayduk; roll call taken.

AYES: Mrs. Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O’Brien, Mr. Clark

NAYS: None

ABSTAIN: None

- Chair Eilenberger made a nomination to elect Mr. Manger as Board Vice Chairman, seconded by Mayor O’Brien; roll call taken as follows:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger,  
Mayor O’Brien, Mr. Clark

NAYS: None

ABSTAIN: None

- Ms. Hayduk made a nomination to appoint Mary Ellen Karamus as Recording Secretary to the Planning Board, seconded by Mayor O’Brien; roll call taken as follows:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O’Brien, Mr. Clark

NAYS: None

ABSTAIN: None

**Resolution 2019-01 – Planning Board Attorney**

- Ms. Hayduk made a motion to appoint Marc Leckstein as Planning Board Attorney, seconded by Mayor O’Brien; roll call taken as follows:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O’Brien, Mr. Clark

NAYS: None  
ABSTAIN: None

Mr. Leckstein thanked the Board for their appointment of him as Board Attorney

**Resolution 2019-02 – Planning Board Engineer**

- Ms. Hayduk made a motion to nominate Brent Papi of East Point Engineering as Planning Board Engineer, seconded Mayor O'Brien; roll call taken as follows:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O'Brien, Mr. Clark  
NAYS: None  
ABSTAIN: None

Mr. Papi thanked the Board for their appointment of him as Board Engineer

**Resolution 2019-03 – Planning Board Designated Meeting Dates**

There was a discussion by board members concerning whether the dates noted on the draft resolution were acceptable. Members opted to change the December meeting from December 18<sup>th</sup> to December 4<sup>th</sup>, 2019.

- Ms. Hayduk made a motion to approve the meeting dates with the revision noted, seconded by Mayor O'Brien; roll call taken as follows:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O'Brien, Mr. Clark  
NAYS: None  
ABSTAIN: None

**Resolution 2019-04– Planning Board Designated Newspapers**

- Mayor O'Brien made a motion for the Coast Star and the Asbury Park Press to be designated as the official newspapers, seconded by Ms. Hayduk; roll call taken as follows:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O'Brien, Mr. Clark  
NAYS: None  
ABSTAIN: None

Chair Eilenberger asked about closing the re-org meeting to open the regular; Attorney Leckstein replied that that is not necessary.

**JANUARY 16, 2019**  
**REGULAR MEETING MINUTES**

**Roll Call:**

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

**Also Present:**

Marc Leckstein, Board Attorney  
Brent Papi, Board Engineer  
Mary Ellen Karamus, Board Secretary

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

**Approval of Minutes:**            December 19, 2018

On a motion by Ms. Hayduk; seconded by Chair Eilenberger, minutes were approved by the following vote:

AYES: Ms. Hayduk, Mayor O’Brien, Mr. Clark, Chair Eilenberger

NAYS: None

ABSTAIN: Mr. Manger

**Correspondence and Discussion:**    12/17/2018 B. Papi Resolution Compliance Review re. Fairway Mews Community Association. – Application No. PB 2018-03 -

Chair Eilenberger asked Mr. Papi the status of Fairway Mews’s resolution compliance review in response to his letter. Mr. Papi stated that he had received materials they had submitted to the Borough today and that he will be going through them.

Ordinance 2018-13 – Chair Eilenberger pointed out to the Board that the ordinance concerning recent zoning fee changes was included in the meeting packet

**Old Business:**

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

Chair Eilenberger stated that the Applicant, 554 Church Street, LLC has requested to carry their application to the Planning Board's next meeting.

A motion by Ms. Hayduk to carry 554 Church Street, LLC to the February 20, 2019 Planning Board meeting; seconded by Mayor O'Brien was approved by the following vote:

AYES: Chair Eilenberger, Ms. Hayduk, Mr. Manger, Mayor O'Brien, Mr. Clark  
NAYS: None  
ABSTAIN: None

Mr. Leckstein announced that if anyone was present for the 554 Church Street, LLC application, the application will be carried to the February 20, 2019 meeting; there will be no further notice.

**Voice of the public – Open** by Mayor O'Brien; Seconded by Chair Eilenberger – All in favor

**Voice of the Public – Close** by Mayor O'Brien; seconded by Mr. Manger – All in favor

**Adjourn:**

On a motion by Mayor O'Brien and seconded by Mr. Manger, the meeting was adjourned without objection at 7:08 p.m.

Approved by the following vote:

All in favor  
None opposed  
No abstentions

Respectfully submitted and approved:

  
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Mary Ellen Karamus Date: April 17, 2019  
Board Secretary