

**BOROUGH OF SPRING LAKE HEIGHTS
BOARD OF ADJUSTMENT
MINUTES
October 24, 2019 at 7:30 P.M.**

MEETING CALLED TO ORDER AND SALUTE TO THE FLAG

Brian Brendle – present
Susan Lalji - present
Donald Nolan – present
Bruce Waitzel - present
Owen Quinn – present
John Tangeman - present
Chairman Dennis Pearsall - present

Also Present:
Mark Kitrick, Board Attorney
Louis Lobosco, Board Engineer
Mary Ellen Karamus, Board Secretary

Alternate #1
Thomas Martin – absent

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 PERSENT THEIR CASE, AS PER RESOLUTION #10-2007.

Approval of Minutes: September 26, 2019 – Removed from agenda

Correspondence: September 23, 2019 L. Lobosco Re. 206 Hwy. 71
Mr. Lobosco stated that he was recommending the C of O be issued for the building. Mr. Lobosco added that there was an issue with a shed being too close to the property line. Mr. Lobosco added it was moved this week and hopefully it will be moved to 13.4 feet from the property line.

Discussion: Chairman Pearsall stated that former Board of Adjustment board member Andrew Zelenak had passed away earlier in the month.

Old Business: **Resolution 2019-13**
John Bontempi Application No. ZB 2019-05
501- 503- 505 Seventh Avenue
Block 73 Lots 10 & 11
Remove 3 dwelling units and build 2 new homes

Mr. Tangeman made a motion to approve Resolution 2019-13; seconded by Mr. Brendle; roll call taken as follows:
AYES: Mr. Brendle; Ms. Lalji; Mr. Nolan; Mr. Waitzel; Mr. Quinn; Mr. Tangeman; Chairman Pearsall

NAYS: None
ABSTAIN: None

Resolution 2019-14
Campbell Development, LLC
Application No. ZB 2019-06
2001 Parkview Terrace
Block 81 Lot 109
Second floor and side addition with front and back covered porch,
garage and back patio

Mr. Brendle made a motion to approve Resolution 2019-14; seconded by Mr. Waitzel; roll call taken as follows:

AYES: Mr. Brendle; Ms. Lalji; Mr. Nolan; Mr. Waitzel; Mr. Quinn; Mr. Tangeman;
Chairman Pearsall
NAYS: None
ABSTAIN: None

New Business: **Robert Argentero & Michelle Holland-Argentero, H/W**
Application No. ZB 2019-08
719 Central Avenue
Block 15 Lot 268
Add a one-story addition to rear of house; a second-floor shed
addition; a deck; move fence; add A/C

- A-1 Picture Board with 16 pictures on front; 5 pictures on back
- A-2 Picture Board with 18 pictures
- A-3 Architectural Zoning Data Rendering Plan
- A-4 Floor Plan

Michelle Holland-Argentero, Richard Jacobs, Louis Lobosco sworn by Mr. Kitrick

Mr. Rubino stated that applicant will install an infiltration system subject to Mr. Lobosco's approval. Mr. Rubino stated that the 5 foot fence that was proposed will be changed to 3 foot to conform with borough requirements. Mr. Rubino said that the applicants also agree to install a curb on Eighth Avenue.

Mr. Rubino stated that the house is approximately 70 years old and is in very poor shape. Mr. Rubino added that a CO was not issued for the property. Mr. Rubino said that his clients have done some work on the house. Mr. Rubino stated that the steps going upstairs are tight and are dangerous. Mr. Rubino stated they would like to extend a second-floor dormer which requires a side yard variance. Mr. Rubino stated that applicant is proposing taking off an existing covered patio and entrance to the basement, having a different entrance to the basement and adding a deck. Mr. Rubino stated that the house currently does not have air conditioning. Mr. Rubino stated that applicant is proposing putting the a/c on the west side of the house in the front yard which requires a variance. Mr. Rubino added that they will landscape around the condenser.

Michelle Holland stated she and her husband live in northern New Jersey; that they purchased the home in March 2019 and presently use it as a second home. Ms. Holland stated that they plan on moving to Spring Lake Heights permanently in 5 to 7 years.

Ms. Holland stated that the house is in extremely poor condition. It has not been updated. Ms. Holland stated that the two-story house is on the corner of 8th and Central Avenue.

Ms. Holland stated that there are two bedrooms and a bathroom upstairs. Ms. Holland stated that the top landing of the stairs' ceiling is dangerously low going into the bathroom under the roof line and that the bathroom door swings open to the stairs so they would like to change the location of the bathroom. Ms. Holland stated that the proposed dormer and deck will be more appealing and fit in with the neighborhood.

Ms. Holland said that currently the first-floor stairs go through the center of the home. Ms. Holland said they would like to put one bedroom with a bathroom on the first floor and are proposing switching the bathroom and kitchen locations.

Ms. Holland stated that she would like to change the existing entrance to the cellar and back of the house. Ms. Holland stated that exiting the basement is hazardous due to the condition of the stairs. Ms. Holland referred to a picture of the existing wrap-around stairs going to the basement which are used for exiting the basement.

Mr. Rubino asked about placement of the a/c condenser. Ms. Holland stated that there is not a lot of room so they would like to put the condenser on the corner of the house. Ms. Holland added that there will be plantings and fencing around it.

Chairman Pearsall asked the location of the dormer. Ms. Holland stated that the dormer would be on the rear of the east side of the house extending south. Chairman Pearsall asked if the bathroom on the second floor will be moved. Ms. Holland stated a little. Mr. Rubino asked if the board approves the application, will the two second floor bathrooms be on the east side. Ms. Holland stated yes. Mr. Rubino asked if the existing bathroom on the second floor by the stairway will be more accessible. Ms. Holland said yes.

Chairman Pearsall asked if the fence will be where the existing fence is or closer to the street. Ms. Holland said it will come out. Ms. Holland stated that their neighbor has a similar 3-foot fence. Chairman Pearsall asked if it will be a little wider. Ms. Holland said yes. Mr. Quinn asked if the deck is coming to the back edge of the house. Ms. Holland stated yes. Mr. Quinn asked will it be within the 30-foot setback. Mr. Jacobs said yes. Mr. Tangeman asked about the second-what a shed addition is. Ms. Holland stated it is a dormer. Mr. Rubino stated they are calling a dormer a shed on the plan. Mr. Tangeman asked if the dormer will be wider but not stick out more. Ms. Holland said yes. Ms. Lalji asked if on 8th Avenue there will be additional plantings, or will applicant leave what is there. Ms. Holland stated they would like to put more aesthetic looking bushes there because the existing plantings are overgrown but would leave the ones that are in good condition there. Ms. Holland added that she would like to put evergreens and hydrangeas in. Ms. Lalji asked if there is a side door on the garage. Ms. Hollands stated yes. Ms. Lalji asked if applicant is proposing using the side door to get from the garage to the house. Ms. Holland stated yes. Ms. Lalji asked what the proposed one floor shed that will be next to the proposed deck will be. Mr. Jacobs stated it will be better basement access and that above the stairway off the deck will be a doorway going into a shower connected to plumbing, Mr. Brendle stated an outdoor shower indoors. Mr. Jacobs agreed. Mr. Lobosco asked if the basement is dry. Ms. Holland stated it is dry except where the existing steps going into the basement are it is cracked, and water comes down through the steps.

On a motion by Mr. Brendle, seconded by Mr. Quinn the voice of the public was open for questions of Ms. Holland.

All in agreement

Anne Marie Ramsey Marotta, 717 Central Avenue, asked if she puts up a fence next to the applicant property, would it be okay with applicant. Ms. Holland stated it is fine. Mrs. Ramsey stated she does not care what they do with the property; it is being improved and looks better. Mr. Andrew Zaeh, 805 Central Avenue, asked how long construction will last. Ms. Holland stated maybe a month. Mr. Zaeh asked when the project will start. Mr. Rubino stated the procedure and timeline for an application after approval.

On a motion by Mr. Brendle, seconded by Ms. Lalji the voice of the public was closed for questions of Ms. Holland.

All in agreement.

Richard Jacobs stated his professional architect credentials and association affiliations. Mr. Jacobs stated he is the president of Architectural Design Associates, Clifton, New Jersey. Chairman Pearsall accepted Mr. Jacobs's credentials.

Mr. Rubino asked Mr. Jacobs to describe the proposed project and existing conditions. Mr. Jacobs stated that as you enter the doorway upstairs, the ceiling height slopes down to 4.3 feet. Mr. Jacobs added that it is a dangerous situation Mr. Jacobs added that a shed dormer is being proposed. Mr. Jacobs stated that the shed is the roofline going down. Mr. Jacobs added that the roof is considered a shed. Mr. Jacobs stated applicant is proposing to extend the shed to the south and north. Mr. Jacobs stated that the gable will be taken off and there will be a continuous roofline coming down at a shallow pitch. Mr. Jacobs said that the two bedrooms upstairs will have an en suite bathroom and separate closets. Mr. Jacobs stated they would like to keep the two dormers facing 8th Avenue for additional light.

Mr. Jacobs stated that downstairs there is a narrow staircase going from the existing kitchen to a concrete covered deck on the eastern property line. Mr. Jacobs stated there is a bilco door with a plywood top that is in very rough condition. Mr. Jacobs added that water leaks from that to the basement. Mr. Jacobs said that from the garage, a new deck with a new set of stairs is being proposed. Mr. Jacobs added that an open floor plan is being proposed. Mr. Jacobs added that a bedroom on the first floor is being added.

Mr. Jacobs stated that the existing bilco door will be taken away; a new deck will be built in the back and there will be safer, better egress for the basement. Mr. Jacobs stated they are proposing a 5.2 by 12.4 long addition with a set of stairs to the basement with a man door and a fiberglass installed shower. Mr. Nolan asked what type of window will go in the shower. Mr. Jacobs stated a slider with a screen for ventilation. Mr. Brendle asked if the shower is heated or cooled. Mr. Jacobs stated no. Mr. Jacobs stated there will be shutoffs for the wintertime so it can be turned off and drained. Mr. Jacobs added that the shower is for summer use. Chairman Pearsall asked how the size of the proposed deck in the rear of the house compares to the existing deck. Mr. Jacobs stated it is a little larger than what exists. Mr. Rubino asked if the deck is covered. Mr. Jacobs stated it is not a covered deck; the old deck was covered. Mr. Nolan asked if other than the stairs going to the basement, are they building on the existing footprint. Mr. Jacobs stated they are building on top of the existing footprint. Mr. Nolan asked the condition of the basement. Mr. Jacobs stated it is decent; it is in better condition than the actual house. Chairman Pearsall asked if there were any questions for Mr. Jacobs.

On a motion by Mr. Waitzel, seconded by Mr. Brendle the voice of the public was open for questions of Mr. Jacobs.

All in agreement.

Anne Marie Ramsey Marotta, 717 Central Avenue, Spring Lake Heights asked how high the steps will be. Mr. Jacobs stated the deck height is 6 steps up; approximately 3.9 of grade. Ms. Ramsey asked if she would have privacy. Mr. Jacobs stated that with the addition on the side, there will be privacy to the Hollands and the neighbors.

Chairman Pearsall asked if Mrs. Ramsey had any comments on the application.

Anne Marie Ramsey was sworn by Mr. Kitrick.

Mrs. Ramsey stated the existing steps are disgusting. Mrs. Ramsey added that she is glad they are doing the steps.

Chairman Pearsall asked if there were any other public comments.

Mr. Rubino stated that there are similar houses in town. Mr. Rubino added that it is nice that the applicant is trying to fix up and keep the style of the house. Mr. Rubino said that the alterations are not that big as far as varying or not being in compliance with the ordinances. Mr. Rubino added the alterations are consistent with what exists. Mr. Rubino added that they are not looking to expand the foundation or raise the height or go forward. Mr. Rubino asked the board to approve the application. Chairman Pearsall asked about the trees on the property. Mr. Rubino stated that they cannot guarantee it but they would like to keep what they can. Ms. Holland stated they are going to put in more evergreens, hydrangeas and clean out what they have to but would like to keep what is good. Chairman Pearsall asked if they will replant if they have to take much out. Ms. Holland stated yes.

Chairman Pearsall asked for a motion.

Mr. Tangeman made a motion to approve the application with drywell to be installed which meets Mr. Lobosco's approval; the fence in the front yard will be 3 feet; a curb will be placed on the 8th Avenue side and plant screening and a fence will be installed for the air conditioner; seconded by Mr. Waitzel.

Roll call taken as follows:

AYES: Mr. Brendle; Ms. Lalji; Mr. Nolan; Mr. Waitzel; Mr. Quinn; Mr. Tangeman; Chairman Pearsall

NAYS: None

ABSTAIN: None

Adjournment: On a motion by Mr. Quinn; seconded by Mr. Waitzel the meeting was adjourned without objection at 8:17 p.m.

Submitted and Approved:



Mary Ellen Karamus
Board Secretary

Date: November 14, 2019