

**BOROUGH OF SPRING LAKE HEIGHTS  
REGULAR PLANNING BOARD MINUTES  
July 17, 2019 – 7:00 P.M.**

**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.

Erik Gardner was sworn in prior to the meeting beginning

**Roll Call:**

Roy Francolino - Absent  
Nancy Hayduk – Present  
Councilman Willms - Absent  
Frederic Manger - Present  
Mayor O'Brien - Present  
Stephen Clark - Absent  
Erik Gardner - Present  
Eileen Eilenberger, Chairperson - Present

**Also Present:**

Marc Leckstein Board Attorney  
Mary Ellen Karamus, Board Secretary

Alt. #1 Elizabeth Stader – Present

**Approval of Minutes:** June 19, 2019 - On a motion by Ms. Hayduk; seconded by Mr. Manger, the minutes were approved by the following vote:

IN FAVOR: Ms. Hayduk, Mr. Manger, Mayor O'Brien, Ms. Stader; Chair Eilenberger  
OPPOSED: None  
ABSTAIN: Mr. Gardner

**Correspondence:**

Carlos Santos 7/9/19 resignation – Chair Eilenberger stated that Mr. Santos had resigned from the Planning Board; therefore, there is an opening for a regular member.

**Discussion:**

Chair Eilenberger stated that the Master Plan subcommittee has met and that the final draft is almost ready to be handed out; it will be discussed at the next meeting. Chair Eilenberger stated that there will be approximately two weeks for input and changes to recommendations and that the public hearing will hopefully be in September.

Chair Eilenberger asked the board to review the two changes to Planning Board Rules and Regulations so that it can be voted on at the next meeting. Ms. Hayduk asked if it could be voted on at tonight's meeting and not reviewed since it was discussed at the last meeting. Ms. Hayduk made a motion to add the vote on changes to the Rules and Regulations as discussed at the last meeting to tonight's agenda; seconded by Ms. Stader. Mr. Leckstein stated it should be on the agenda as part of the Board business. Ms. Hayduk withdrew her motion; Ms. Stader withdrew her second to Ms. Hayduk's motion.

**Old Business:**

**Resolution 2019-06  
Application Number 2019-02  
Osprey-Martin Partnership, LLC  
535 Old Mill Rd.  
Block 24 Lot 19  
Subdivided into 2 lots**

Ms. Hayduk stated that before voting on the Resolution, she wanted to mention that she was concerned that garages in front of houses is not permitted. Ms. Hayduk added that she believed that garages in the front had been disallowed. Mr. Leckstein stated that his understanding is that garages are permitted in the front; just not detached garages. Mr. Leckstein stated if a garage is attached, that is fine. Mr. Leckstein added that the house did not even have to be shown in the application; it is a fully conforming subdivision; that there were no variances and that the board cannot control aesthetics. The board discussed possible changes, if any, to garage requirements. Mr. Leckstein stated that the resolution before the board is the clean, accurate resolution.

On a motion by Mr. Manger, seconded by Ms. Hayduk, Resolution 2019-06 was approved; roll call taken as follows:

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

**Adjourn:** On a motion by Ms. Hayduk; seconded by Mr. Gardner, the meeting was adjourned without objection at 7:13 p.m.

Respectfully submitted and approved:

  
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Mary Ellen Karamus  
Board Secretary

Date: November 13, 2019