

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

January 15, 2020 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.

Mr. Leckstein stated that he administered appointment oaths to Eileen Eilenberger; Elizabeth Stader; Adam Anzzolin; Peter Gallo

Roll Call:

Eileen Eilenberger, - Present
Stephen Clark - Present
Councilman Willms - Present
Roy Francolino - Absent
Nancy Hayduk - Present
Frederic Manger - Present
Mayor Campion – Present
Adam Anzzolin – Present
Peter Gallo - Present

Also Present:

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

Alt. #1 Elizabeth Stader - Present

New Business:

- Mr. Manger made a nomination to elect Mrs. Eilenberger as Board Chairman, seconded by Ms. Stader; roll call taken as follows:

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Anzzolin, Mr. Gallo,
Mrs. Eilenberger,
NAYS: None
ABSTAIN: None

Mr. Leckstein turned the meeting over to Chair Eilenberger

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

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo Mr. Anzzolin,
Chair Eilenberger,
NAYS: None
ABSTAIN: None

- Chair Eilenberger made a nomination to appoint Mary Ellen Karamus as Recording Secretary to the Planning Board, seconded by Mr. Manger; roll call taken as follows:

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo, Mr. Anzzolin,
Chair Eilenberger,
NAYS: None
ABSTAIN: None

Resolution 2020-01 – Planning Board Attorney

- Chair Eilenberger made a motion to appoint Marc Leckstein as Planning Board Attorney, seconded by Mr. Manger; roll call taken as follows:

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo, Mr. Anzzolin,
Chair Eilenberger,
NAYS: None
ABSTAIN: None

Mr. Leckstein thanked the Board for his appointment as Board Attorney.

Resolution 2020-02 – Planning Board Engineer

- Ms. Hayduk made a motion to nominate Brent Papi of East Point Engineering as Planning Board Engineer, seconded by Chair Eilenberger; roll call taken as follows:

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo, Mr. Anzzolin,
Chair Eilenberger,
NAYS: None
ABSTAIN: None

Mr. Papi thanked the Board for his appointment as Board Engineer

Resolution 2020-03 Board Planner

- Ms. Hayduk made a motion to nominate Jennifer Beahm of Leon S. Avakian, Inc. as Planning Board Planner, seconded by Councilman Willms; roll call taken as follows:

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo, Mr. Anzzolin,
Chair Eilenberger,
NAYS: None
ABSTAIN: None

Ms. Beahm thanked the Board for her appointment as Board Planner

Resolution 2020-04 – 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 have their meetings on the 3rd Wednesday of the month, other than in November. The Board decided to not have a meeting date in November.

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

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo, Mr. Anzzolin,
Chair Eilenberger,
NAYS: None
ABSTAIN: None

Resolution 2020-05– Planning Board Designated Newspapers

- Chair Eilenberger made a motion for the Coast Star and the Asbury Park Press to be designated as the board’s official newspapers, seconded by Ms. Stader; roll call taken as follows:

AYES: Mr. Clark, Councilman Willms, Ms. Hayduk, Mr. Manger,
Mayor Campion, Ms. Stader, Mr. Gallo, Mr. Anzzolin,
Chair Eilenberger
NAYS: None
ABSTAIN: None

Mr. Leckstein stated that the Applicant Osprey Martin, 535 Old Mill Road, had requested a 60-day extension for their subdivision approval. Mr. Leckstein stated that the existing house had not been demolished in time. As a result, the subdivision was not recorded in the required time limit. Mr. Leckstein stated it is a reasonable request in his opinion and that the extension does not change anything decided by the board.

- Mr. Manger made a motion to approve the 60-day extension requested by Applicant Osprey Martin; seconded by Ms. Hayduk.

Approved by the following vote: All in favor

Chair Eilenberger reviewed the procedure for the Master Plan Re-Examination report. Chair Eilenberger reviewed the Board meeting procedures for the new board members. Chair Eilenberger reviewed the meeting packet procedure, engineer reviews, meeting process and application process. Mr. Leckstein stated that board members should not speak to applicants or neighbors about an application before any application has come before the board. Mr. Leckstein reminded board members when responding to emails regarding the planning board to not reply all on emails to membjers.

Councilman Willms asked about time restrictions for presentations. Chair Eilenberger stated that is covered in the Rules and Regulations regarding new witnesses and time restrictions on testimony. Mr. Leckstein stated that time of applications at a meeting can be set, but not application length; applications can be heard at more than one meeting. Ms. Beahm reviewed her

procedure for an application. Mr. Papi reviewed his procedure for an application. Ms. Hayduk asked about the status of The Mill's temporary C of O. Mr. Leckstein generally explained temporary C of O issuance, not specific to any application. Mr. Leckstein stated that the Planning Board does not have enforcement power; code enforcement can issue summons. Mayor Campion asked what type of temporary C of O was being discussed with regard to the Mill. Mr. Papi explained that it had to do with resolution compliance from the Mill's previous application and additional work that was being done at the Mill.

Adjourn:

On a motion by Councilman Willms, and seconded by Mayor Campion, the meeting was adjourned without objection at 7:38 p.m.

Respectfully submitted and approved:



Mary Ellen Karamus
Board Secretary

Date: February 19, 2020