

THIS AGENDA IS SUBJECT TO CHANGE
BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD MINUTES
November 13, 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.

Roll Call:

Also Present:

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

Marc Leckstein – Board Attorney
Jennifer Beahm – Board Planner
Mary Ellen Karamus, Board Secretary

Alt. #1 Elizabeth Stader - Present

Approval of Minutes: July 17, 2019 - On a motion by Mr. Manger; Seconded by Ms. Stader, the minutes were approved by the following vote:
AYES: Mr. Clark; Mr. Manger; Ms. Stader; Chairperson Eilenberger
OPPOSED: None
ABSTAIN: Councilman Willms

Correspondence: 11/1/2019 Monmouth County Planning Board

Spring Lake Golf Club Maintenance Building Extension of Time Request

Discussion: Chair Eilenberger stated that Erik Gardner had resigned from the board. Chair Eilenberger stated that the next meeting is scheduled for December 4.

Vote on changes to Planning Board Rules and Regulations

Chair Eilenberger stated that the board was going to vote on two changes to be made to the board rules and regulations, Chapter 1:1-1 Organization Meetings, changing the required date for the organization meeting, and Chapter 1-3.5 Order of Business removing the voice of the public on the agenda.

On a motion by Mr. Manger, Seconded by Ms. Stader, the changes to the Planning Board Rules and Regulations were approved.

AYES: Councilman Willms; Mr. Manger; Mr. Clark; Ms. Stader;
Chairperson Eilenberger

OPPOSED: None

ABSTAIN: None

Sharon Batteau, 1708 Beverly Avenue, asked what the change to the voice of the public on the agenda entailed. Attorney Leckstein explained that the voice of the public will still be heard on applications. The voice of the public will not be heard at the end of a meeting where there could possibly be comments made on applications not yet before the board which would be inappropriate and could have negative repercussions.

Old Business:

New Business: Master Plan Reexamination Report Public Meeting

Chair Eilenberger explained that there was a subcommittee that looked at the master plan and worked with Planner Jennifer Beahm to review and create the master plan. Planner Jennifer Beahm presented the 2019 master plan reexamination report. Ms. Beahm stated that in Municipal Land Use law, the master plan has to be reviewed at least every 10 years by the planning board to maintain presumptive validity of ordinances. Ms. Beahm added that the committee has been working, evaluating and reviewing the plan for over a year. Ms. Beahm stated that there will be recommendations to the Governing Body for potential ordinance changes to various sections of the Land Use Ordinance looking forward over the next 10 years. Ms. Beahm reviewed the 5 statutory requirements to be included in a re-examination report. Ms. Beahm stated that after looking over the 2008 report, going through the goals and objectives of that plan, there are still some goals that are valid, which are in the draft report. Ms. Beahm stated that some of the objectives and goals from the 2008 plan that remain valid are: increased enforcement of zoning actions; review of lighting and signing ordinances; maintaining affordable housing with regard to having a variety of housing choices; local traffic issues; maintaining characteristics of neighborhoods; updating storm drains in specific areas; encouraging applicants to put new utilities below grade or underground; looking at infrastructure issues such as borough sewer lines; evaluate opportunities for shared services; look at acquiring open space where appropriate, and evaluate opportunities for additional small parks throughout the community. Ms. Beahm stated that what remains is enumerated in the review and has either been addressed through zoning over the past decade or are no longer valid concerns. Ms. Beahm added that demographic changes, such as age and income within the community were looked at. Ms. Beahm reviewed housing statistics outlined in the report. Ms. Beahm stated an issue raised in 2008 and continues to be a main issue is development of Route 71. Ms. Beahm stated that looking forward to the next decade, there are recommendations in the reexamination report. Ms. Beahm stated that they start on Page 47 and run through the top of Page 51. Ms. Beahm added that they encompass land use and housing; recreation conservation; economic development; sustainability; resiliency; hazard mitigation and circulation; community facilities and utilities. Ms. Beahm stated that this is a comprehensive look for a small community such as the borough.

Ms. Beahm commended the committee for taking the review seriously and reviewing the recommendations more than once. Ms. Beahm added that she feels there is a good balance of opportunities and goals moving forward. Ms. Beahm stated that if anyone wants to look at those and if there are questions, she will be happy to answer them.

Ms. Beahm stated that beginning on Page 51, there are recommended ordinance changes. Ms. Beahm stated that in the Residential Zones, Section 22-606.1, multifamily housing is permitted in the R5 district only, schools become a conditional use, and there are conditional use standards recommended. Ms. Beahm added that these are recommendations, not ordinance changes and the recommendations, if the board approves the master plan, move to the Governing Body for them to decide to implement the recommendations or not in the form of an ordinance, which also has a public process to it. Ms. Beahm there would be a full public hearing for the public to offer opinions. The Governing Body can implement, all, none or some of the recommendations.

Ms. Beahm stated that the second section, the B2 Commercial Zone, Section 606.3 eliminates motels as a permitted use and motor vehicle service stations as a conditional use in the zone and adds places of worship and schools as conditional uses. Ms. Beahm added that if you have a conditional use, there are standards associated with the use; if you meet all of the standards which are separate and apart from the typical zoning standards, you come to the board as if it is permitted. If you do not meet all of the standards, then you come before the zoning board for a use variance for the use. Ms. Beahm added that this allows communities to have some control over impact to existing neighborhoods and residences by offering conditions.

Ms. Beahm reviewed that in the B3 Zone, Section 606.5, restaurants, bars and banquet facilities are a permitted use. Places of worship and schools are listed as conditional uses in the zone. Ms. Beahm stated in the Place of Worship Section 607.2 of the ordinance "place of worship may be permitted in any residential zone" has been eliminated and now is a conditional use in the business zone, so it is no longer permitted in a residential zone.

Ms. Beahm said under Section 607.7, schools have been added as a conditional use with conditions.

Ms. Beahm stated that proposed development of 71 is something that warrants more discussion and is something people may be most concerned with. Ms. Beahm added that there were recommendations made that the zoning along 71 be reviewed and evaluated to allow different types of uses. Ms. Beahm stated that there is a recommendation to evaluate the zoning and possibly encourage mixed use development in areas and evaluate lots which are deep that extend into the neighborhood behind 71 as residential if appropriate. Ms. Beahm added that 71 is a primary economic development opportunity, a state highway and that commercial development should be enabled. Ms. Beahm added that the committee did recommend evaluating 71 as a mixed-use corridor, allowing residential over retail and commercial. Chair Eilenberger stated a combination of single family residential, commercial and in the commercial, combinations of residential over retail should be considered. Chair Eilenberger stated that the board is recommending what they thought was the best possible future for 71. Chair Eilenberger added that Council will look at their recommendations and may make ordinance changes.

Ms. Beahm added that the copy in front of the board has a correction to be made to Page 10 of their copy which is an addendum that was added. If the Board acts favorably on the master plan, the final signed, sealed copy will have the full Page 10 incorporated into the document.

Ms. Beahm stated that she has received only 1 comment from the public and none from board members on the plan which was handed out months ago. Mr. Manger stated he would like to have under Residential Zones 1-5 under Chapter 22-3.02 that the house height should go to 35 feet. Ms. Beahm stated it is a recommendation under the global recommendation section, but she will add it to that section as well.

Sharon Batteau – 1719 Beverly Avenue stated that she is concerned with what may happen to 71. Ms. Batteau stated that the Borough has all of the commercial that is needed, especially

considering the B3 zone and especially on the north side. Ms. Batteau added that she would like to maintain residential zoning. Ms. Batteau added that real estate is very healthy in the Borough now especially on the east side of 71 and there is enough commercial.

Ms. Beahm stated that she has noted the comment and if the board adopts the plan, that she will include that there was the comment from the public, she will put in 35 feet for building height, a complete Page 10 will be put into the report and signed and sealed copies of the approved plan, as a pdf, with recommendations will go to the Governing Body to determine if they want to implement the recommendations. Ms. Beahm added that Ms. Batteau's comment has been a consistent comment and that will be noted in a memo when the document is sent to the Governing Body so that they are aware that Ms. Batteau was present at the meeting.

Ms. Batteau stated she does not want 71 to look like 35 in Wall which now looks like Eatontown. Ms. Batteau added houses put up behind the Tap House are beautiful and selling for good values. Mr. Leckstein stated that if there was nothing further, the board can make a motion and the resolution can be adopted.

On a motion by Mr. Manger, seconded by Councilman Willms, Resolution 2019-07 adopting the Re-Examination Report of the Master Plan with the adjustments mentioned to Page 10 and the 35 building height being included in the body of the report was approved; roll call taken as follows:

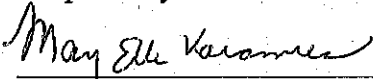
AYES:	Councilman Willms; Mr. Manger; Mr. Clark; Ms. Stader; Chair Eilenberger
NAYS:	None
ABSTAIN:	None

Voice of the Public – Open

Voice of the Public – Close

Adjourn: On a motion by Mr. Manger; seconded by Councilman Willms, the meeting was adjourned without objection at 7:41 p.m.

Respectfully submitted and approved:



Date: February 19, 2020

Mary Ellen Karamus
Board Secretary