**BOROUGH OF SPRING LAKE HEIGHTS**

**PLANNING BOARD**

**Minutes**

**January 20, 2021**

**Meeting commences at 7:00 PM**

1. **Announcment:**

THIS MEETING IS CALLED PURSUANT TO THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, CHAPTER 231, PUBLIC LAW 1975. ADEQUATE NOTICE HAS BEEN PROVIDED TO THE COAST STAR AND THE ASBURY PARK PRESS, POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND THE BOROUGH WEB-SITE. NOTICES ARE ON FILE WITH THE BOARD SECRETARY. OFFICIAL ACTION MAY BE TAKEN ON THE MATTERS LISTED.

1. **Flag Salute**
2. **Roll Call**

Board Members present: Eileen Eilenberger, Councilman Willms, Mayor Campion, Nancy Maclearie,

Adam Anzzolin, Roy Francolino, Brian Brendle, Dennis Pearsall, Fredric Manger

Alternates: Elizabeth Stader, Bruce Waitzel, Thomas Martin

Board Members absent: Joseph Tompey

Board Professionals present: Mark Kitrick, Esq., Lou Lobosco, Jennifer Beahm, Barbara Van Wagner

1. **Approval of Minutes:**
2. Zoning Board Meeting of December 17, 2020 - Motion: Dennis Pearsall Second: Thomas Martin

Ayes: Dennis Pearsall, Thomas Martin, Brian Brendle, Bruce Waitzel

1. Planning Board Meeting of December 16, 2020 – Motion: Frederic Manger Second: Roy Francolino

Ayes: Councilman Willms, Nancy Maclearie, Fredric Manger, Adam Anzzolin, Roy Francolino,

Elizabeth Stader

1. Planning Board Meeting of January 7, 2021- Motion: Elizabeth Stader Second: Brian Brendle

Ayes: Chair Eileen Eilenberger, Councilman Willms, Mayor Campion, Nancy Maclearie,

Adam Anzzolin, Roy Francolino, Brian Brendle, Dennis Pearsall, Elizabeth Stader

1. **New Business:**
2. 2021 Planning Board Meeting ScheduleResolution # R2021-07

Motion: Councilman Willms Second: Brian Brendle

Ayes: Councilman Willms, Chair Eileen Eilenberger, Mayor Campion, Nancy Maclearie,

Fredric Manger, Adam Anzzolin, Roy Francolino, Brian Brendle, Dennis Pearsall

1. Board Conflict Attorney – Marc Leckstein, Esq. Resolution # R2021-09

Motion: Councilman Willms Second: Frederic Manger

Ayes: Councilman Willms, Chair Eileen Eilenberger, Mayor Campion, Nancy Maclearie,

Fredric Manger, Adam Anzzolin, Roy Francolino, Brian Brendle, Dennis Pearsall

1. Board Conflict Engineer – Brent Papi Resolution # R2021-10

Motion: Councilman Willms Second: Frederic Manger

Ayes: Councilman Willms, Chair Eileen Eilenberger, Mayor Campion, Nancy Maclearie,

Fredric Manger, Adam Anzzolin, Roy Francolino, Brian Brendle, Dennis Pearsall

1. **Application Resolutions**:
2. JDE Spring Lake LLC, Old Mill Inn, Block 1 Lot 1 Resolution # R2021-08

Motion: Fredric Manger Second: Nancy Maclearie

Ayes: Councilman Willms, Nancy Maclearie, Fredric Manger, Adam Anzzolin, Roy Francolino,

Elizabeth Stader

1. **Discussion:**

Board Chairperson and Board Staff – brief discussion on Board procedures, rules and regulations

Chair Eilenberger: reminding the board members to review the applications before the meeting, try to make a site visit - check for any possible conflicts, contact Barbara or Mark to discuss any possible conflicts

Lobosco: introduced himself - thanked the Board for the opportunity to be the Board Engineer

Jennifer: introduced herself – worked with the Planning Board for the last 3 years, look forward to working with the Board and thanked them for the opportunity.

Kitrick – appreciates the confidence extended to be the Board Attorney and looks forward to meeting in the future in a different forum. Stated he had been the Board Attorney for the Zoning Board since 2004 and has tremendous respect for Lou and Jennifer.

Discussed the Consolidated Board and how it differs from the typical Planning Board and Zoning Board. The new Board is a 9 member board with 4 alternates. When there is a use variance, then it goes to a 7 member board and the elected officials do not hear the application. Mark stated that he will be putting together a packet with the standards that apply for those not familiar with use variances. A use variance requires 5 affirmative votes out of the 7 members. Can read a resolution before each meeting stating the amount of time allocated to each application – can be 50 minutes, and also the time that the Board will not be starting a new application. This can all be considered as the board moves forward.

Chair Eilenberger – there are Rules and Regulations adopted by the Planning Board and Mark will review and make changes.

Lobosco – suggested that the Board members give a reason when they approve a variance – as was done on the Zoning Board. Need to put reason on the record when voting.

Kitrick – the boards reason for their vote is important if there is an appeal and it goes to the next level. Need a basis for upholding a decision of the board if briefed in Court and gives reasoning for applying facts of law.

Beahm – stated that there is not just one criteria for variances, there are others – can walk the board through that and what the board should be looking for when an applicant comes before them.

1. **Correspondence:** None
2. **Applications:** None
3. **Executive Session:** None

Motion to adjourn: Brian Brendle Second: Fredric Manger

Ayes: all Nays: none

Meeting adjourns: 7:27pm

Next scheduled meeting: February 10, 2021