

BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD
Minutes
February 17, 2021
Meeting commences at 7:00 PM

A. Announcement:

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.

B. Flag Salute

C. Roll Call

Board Members present: Eileen Eilenberger, Councilman Willms, Mayor Campion, Brian Brendle, Dennis Pearsall, Fredric Manger
Alternates: Elizabeth Stader, Bruce Waitzel

Board Members absent: Joseph Tompey, Thomas Martin, Nancy Maclearie, Adam Anzzolin, Roy Francolino

Board Professionals present: Mark Kitrick, Esq.(Board Attorney), Lou Lobosco, (Board Engineer) Jennifer Beahm, (Board Planner) Barbara Van Wagner (Board Secretary)

D. Approval of Minutes:

Zoning Board Meeting of January 20, 2021 - Motion: Eileen Eilenberger Second: Brian Brendle
Ayes: Eileen Eilenberger, Councilman Willms, Mayor Campion, Fredric Manger, Dennis Pearsall, Brian Brendle, Elizabeth Stader, Bruce Waitzel
Nays: none

E. Application:

808 Central Avenue, block 13, lot 295, R3 Zone

Alexis & Paul Halas

Bulk variances for expansion of existing single family home on pre-existing non-conforming lot
Variances requested:

- Propose 9.6 foot side setback where 10 feet is required
- 22.83% building coverage where a maximum of 20% is permitted
- 0.4 foot side setback for driveway , where 2 feet is required

Mark Kitrick– reviewed the notices for the application – the Publication and the 200 foot list are in order and included in the Tax Assessor’s Certified List of adjacent property owners is a list of recommended entities, which the owner did not notice. Advised the Board that they can take jurisdiction and in the unlikely event, it is possible that the entities on the recommended list do have the right to appeal. He spoke to the applicant and Mr. Halas agreed to proceed with the application.

Paul Halas - confirmed that he would like to proceed.

Mr. Kitrick– applicant is representing himself and his charge is to present the case to the Board and recommended he address the Review Letter from the Board Engineer and address any issues raised. The Exhibits are posted on the website for the applicant to refer to. The application is to construct a second floor, front porch, a detached garage, and a rear deck on an undersized lot. Applying for Bulk variances for side yard setback on the east side, maximum building coverage, and driveway setback. It is the applicant’s charge to secure majority of the members for approval. The Board and the public have the right to ask

questions. At the conclusion of the testimony, the public has the right to make comments – and will give their name and address and be sworn in.

There are two members who were noticed for this application – Mr. Pearsall who is here tonight, is recusing himself from the application but has a right to participate as a member of public and ask questions. Ms. Maclearie who is not here tonight but is recusing herself also.

The bulk variances require a majority of the 7 members present tonight.

(Board Professionals – Lou Lobosco and Jennifer Beahm and the applicants Alexis and Paul Halas were all sworn in by Mr. Kitrick)

Mr. Halas – stated that he only has his wife as a witness. Started presentation with a review of the Board Engineer’s review letter and a “slide show” of photos and renderings, and plans

Exhibit A-1: 25 Page Slide Show – photos, floor plans, renderings, property survey

Per Professionals Report - Points 1 & 2 – addressed with submission of aerial photo.

Point 3 – looking to add a second floor and an attic. The porch is within code requirements and will add to the appeal of the house and fits into the neighborhood. The detached garage is within code and the shed will be removed. The paver patio will be under the required lot coverage. The driveway will be made to conform. There is a 6 inch setback on the east side but the west side is pre-existing non-conforming. The addition in the back, will meet setback requirements.

Mr. Brendle – asked if the front porch is stepped in on the side yard

Halas – It shows 9.6 feet on the plans but porch will have a 10 foot side setback

Mr. Kitrick – Front porch will not trigger a variance, new plans will be submitted

Mr. Halas – this is over on building coverage, we need the extra-space. Will have a dry well with approval of the Borough Engineer. The addition will add to the appeal of the neighborhood. It should take 4 months to do the work. Most of the homes in the neighborhood have a porch and most have a second story.

(shows photos of neighboring homes from the hand out)

The proposed construction will be a benefit to the character of the community, has children in the school system, love living in Spring Lake Heights and we want to continue to be a part of the community.

The driveway will be made to comply, the shed will be removed. Want to build up for second floor and addition in the rear of the first floor – need the space.

Ms. Beahm – application will now not need relief for the driveway – they are moving it. The building coverage proposed is 2.8% over but the 20% requirement is based on a conforming 9,000 square foot lot. It is 22.8% coverage with the existing undersized lot. Technically, it is over on building coverage but is less than what was proposed when standard was created – 150 square feet under what would be required.

Mr. Manger - garage setback on west side is 20 feet?

Ms. Beahm – garage can be 5 feet from the property line on side and rear setbacks.

Ms. Stader– looks like some houses are 2 ½ stories on the block. Is your home going to be 2 ½ stories?

Halas – propose 2 stories and an attic and a basement for storage

Opened for questions from the public for this witness – Paul Halas

Public Questions

– Marie Lyons, 806 Central Avenue – mom’s name is on the deed – concerned with the width of the driveway and how it impacts the east side of the property

Mr. Halas – It mirrors your mom’s house and curves back and stays with the 2 foot code. Will still have the space between the garage. The lots are crooked but will still have the 2 foot buffer to the property line.

Mr. Lobosco– the existing survey shows 2.2 foot setback, it will curve and need to cut off and curve to the west.

- Andrew Zach, 805 Central Avenue – wants to make a comment
(will wait until the end)

Chair Eilenberger – asked if any other public questions. Questions from the Board. Asked if it will be a completely new driveway.

Mr. Halas – most likely replacing the whole driveway and will comply with the 2 foot setback

Mr. Brendle – asked if the water collections system is for the whole house plus the addition

Mr. Halas – the whole house. Was advised it was designed with a 0% storm water run off.

Public Comments

(Mark Kitrick swears in all people making a public comment regarding the application)

- Andrew Zach, 805 Central Avenue- The Halas family are great neighbors and involved in the community. The work is a huge improvement to the neighborhood and urged the Board to grant the application
- Rosemary Luisi, 813 Central Avenue – they are an amazing family, look forward to the renovations. Stated that her house has a porch and 2 ½ stories and their house will fit in with the street and hope it is approved.
- Michele Spang, 815 Central Avenue – it’s a wonderful street, true neighborhood, a family street. Hope their application is approved.

Chair Eilenberger – asked Mr. Kitrick to review the requested variances.

Mr. Kitrick – one bulk variance was removed for the driveway setback – applicant represented that he will comply with the requirement. There is a request for a bulk variance for building coverage and sideyard setback for the structure. Applicant made a stipulation that the dry well will be installed and will be approved by Mr. Lobosco. The driveway will be replaced.

Mr. Lobosco – The plans will be changed to show a 10 foot setback for the front porch.

Mr. Manger – stated that the applicant did a tremendous job and improving our town

Ms. Stader – attractive plans

Mr. Brendle – this will increase the value of the community

Chair Eilenberger – very attractive house

Mr. Kitrick – the Resolution will be prepared for the next meeting

Motion to approve: Mayor Campion- they made a good case, the feedback from the neighbors was positive

Second: Brian Brendle

Ayes: Eileen Eilenberger, Councilman Willms, Mayor Campion, Brian Brendle, Fredric Manger
Elizabeth Stader, Bruce Waitzel

Nays: none

Application approved

F. Discussion:

Proposed Land Development Ordinances introduced by Borough Council

Chair Eilenberger – want discuss definitions – porches, setbacks and building & lot coverage

Mr. Lobosco - the biggest change was that the lot coverage no longer includes pools

Ms. Beahm – there are a number of towns that don’t include pools in coverage

Mr. Brendle – need a definition for a garage – needs a door that a car can go through

Ms. Beahm – discussed height of the structure – need existing grade before mounded. Should be measured at the four corners of the building – without additional soil. Sometimes people dump soil and bring the grade higher and the structure will be higher.

Members can send recommendations to the Board Secretary to compile for review at the next Planning Board meeting on March 10.

The Proposed Land Development Ordinance revisions will be on the March 15 Council meeting agenda.

Motion to adjourn: Eileen Eilenberger Second: Brian Brendle

Ayes: all

Nays: none

Meeting adjourns: 8:05 pm

Next scheduled meeting: March 10, 2021