

BOROUGH OF SPRING LAKE HEIGHTS

PLANNING BOARD

Minutes

April 21, 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

Moment of Silence for Board Member Fredric Manger

C. Roll Call

Board Members present: Chair Eileen Eilenberger, Councilman Willms, Brian Brendle, Dennis Pearsall, Nancy Maclearie, Adam Anzzolin, Alternates: Elizabeth Stader, Bruce Waitzel, Joseph Tompey, Thomas Martin,

Board Members absent: Mayor Campion, Roy Francolino

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

D. Approval of Minutes:

Minutes of Planning Board – March 10, 2021 meeting -

Motion: Chair Eileen Eilenberger Second: Councilman Willms

Ayes: Chair Eileen Eilenberger, Councilman Willms, Nancy Maclearie, Adam Anzzolin, Brian Brendle, Elizabeth Stader, Dennis Pearsall, Bruce Waitzel

Nays: none

E. Resolution: 711 Ocean Avenue, block 16 lot 324 Stephanie Reckord & Arturo Santamaria

Motion to approve resolution: Elizabeth Stader Second: Councilman Wilms

Vote in favor: Councilman Wilms, Dennis Pearsall, Brian Brendle, Adam Anzzolin, Elizabeth Stader, Bruce Waitzel, Chair Eileen Eilenberger

Votes opposed: none

F. Application:

Zipp Belmar Play, LLC

603 Lake Avenue, block 36 lots 80 & 81

Subdivision to create two conforming residential – each 9,000 square feet

The following were sworn in by Mr. Kitrick:

Peter Zipp – Applicant, Michael Rubino, Esq.- attorney for applicant, Joseph Kociuba, PE-engineer for applicant, Joseph Schaad – contractor for applicant

Board Professionals: Lou Lobosco and Christine Bell

Rubino-requesting a minor subdivision for lots 80 and 81 at 603 Lake Avenue, presently a one story structure for living quarters. It is a non-conforming structure in the R5-Residential Zone, want to create 2 lots each 9,000 square feet to have two conforming lots. Propose two houses – one on each lot and will put up for sale

and propose to meet all zoning codes on new Lots 81.01 and 80.01. Property is old with no infiltration, will bring into conformity with two conforming lots.

Land Use Law, matter of law, have a merged lot, Lots 80 & 81, with one structure. Will take down the structure and can have two lots, more conservative view to create two lots.

Not seeking any variance relief, each lot will be 9,000 square feet, all zoning requirements will be met or exceeded.

Kitick- it will be a subdivision by right, subdivision relief, no variances requested. There can be conditions on approval. Section 22.405b4-190 days to perfect minor subdivision approval

Schaad – want to develop property with a single family home on each lot and add a water retention system. Will do grading to get in conformity with adjacent property and will put in the curb and sidewalk. Everything is in conformance. We submitted plans with elevations showing the home they plan to construct

Exhibits: A-1 – Subdivision Plan

A-2 – Survey

A-3 – Aerial Photo

A-4 – Photos – 7 pages of photos

A-5- The Grasso Design

A-6- Jurisdiction

B-1 – Board Professionals Report

Schaad – (reviewed the Architectural Plans) The current house is not serviceable – it was WWII barracks and is in serious disrepair with overgrowth and a damaged pool. There are three overly mature trees that pose a threat and need to be taken down, we will do the replanting and landscaping.

Item 4- requests maximum requirements – not stuck with these proposed footprints. There are currently no curbs or sidewalks – propose to install the curbs and sidewalks.

The subdivision will be perfected by deed.

Pearsall – there is one tree by the sidewalk, can you divert the sidewalk around the tree

Schaad – no, tree is near the utilities, when the utility lines are installed, it will jeopardize the roots and the health of the tree.

Pearsall – what kind of tree do you propose?

Schaad – Japanese Cypress, Leeland, Evergreen, large Oak

Pearsall – are you doing major grading at the site?

Schaad – no, will be within the limits, swalls as to typo, heaving in the center, raised 1 foot – 1 ½ feet. As per ordinance height is measured from curb to ridge and will be conforming height of 32 feet.

Chair Eilenberger- will the fences stay? Will there be a detached garage? Half stories? Front porches?

Schaad – the fences will go, will have garages, no half stories because of grading. Houses will have a front porch in the front and patios in the rear.

Van Wagner – the fences are in disrepair and pose a serious safety risk because there is a pool in the rear yard.

Schaad – the fences will be repaired

Lobosco – (discussed the height requirement and grading)

Chair Eilenberger – will everything be removed from the site?

Schaad – that is a fair statement

Kitrick – the structures need to be removed before the deeds are filed.

(The deed will be sent to the Board Engineer and Board Attorney for review before filing)

Rubino- sidewalks and curbs will be put in

Brendle- are the sidewalks necessary?

Chair Eilenberger-there is a list of streets that require sidewalks

Anzzolin-is the chimney allowed to extend 18 inches all the way to the ground?

Lobosco- they are allowed up to two feet into the setback

Anzzolin- there are two drywells shown?

Schaad – that is for the engineer Joe Kociuba to discuss

Public Questions –

Elizabeth Dowling-607 Lake Ave – asked about sidewalks and the maximum allowed coverage

Schaad – will build what is allowed and meet the setbacks. Concerned for subdivision and fearful to take on liability if don't comply with sidewalk installation.

Kitrick-client is agreeing to put in sidewalks, the liability is not a Board concern

Kociuba- this project will be eliminating a non-conforming use, remove all non-conformities, replace the curb, install sidewalk and remove the tree. Grading will comply. There is no negative impact to the neighbors. Will conform with the installation of the dry wells. Will have two single family structures and improve the appearance to the neighborhood. (He showed the homes anticipated to be constructed) Will perfect the Subdivision by Deed. Will build in accordance with the ordinances and believe this can be granted as proposed

Kitrick-stated that for the record, Mr. Martin has joined the meeting

Kociuba-will comply with Soil Erosion and Sediment Control by Freehold

Bell- this is a clean application and meets the intent of the Master Plan and Land Use Plan

Public Questions- Caller #2-non-responsive

Anzzolin-the drywell looks like it meets the requirements

Kociuba- putting one in the front and one in the back to catch the runoff and it keeps the costs down for piping, the spreading over the land is better

Anzzolin- asked if they are putting in a pool

Kociuba-no

Kitrick – asked for any Public Comments or questions

Councilman Wilms stated that he is recused from voting on the application for 609 Lake Avenue

Kitrick- stated that Mr. Wilms has been notified for this application but can ask questions as a member of the public

Councilman Wilms- happy that the trees are going, they interfered with the power lines. Should have better trees in a better location. Thought the sidewalks weren't required.

Kitrick-this is a minor subdivision which is fully conforming, no variances requested. The homes proposed will be fully conforming in accordance with the Ordinances. The subdivision will be perfected by deed. Prior to subdivision, all structures will be removed. The fence around the pool will be secured by tomorrow. They propose a new curb and sidewalks and two drywells for each lot-one in the front and one in the back for each

Questions from Board – none

Questions from the Public-none

Motion to approve: Brian Brendle Second: Bruce Waitzel

Pearsall- Yes, this does not require variances and looks like an improvement

Anzzolin- yes

Chair Eilenberger- yes, happy there are no variances, nice plan

Tompey-yes

Martin- yes

Stader- yes, two lovely homes

Maclearie- yes

Brendle – yes

Waitzel - yes

Application for subdivision is approved

VanWagner - Next scheduled meeting is May 12 but there are no complete applications.

Kitrick – without an application, we can do the Resolution at the following meeting.

VanWagner – the next meeting will be May 19.

Motion to adjourn: Chair Eilenberger

Second: Elizabeth Stader

Meeting adjourns: 8:08PM