

**BOROUGH OF SPRING LAKE HEIGHTS  
PLANNING BOARD**

**Minutes**

**May 19, 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: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Nancy Maclearie, Adam Anzzolin, Roy Francolino

Alternates: Elizabeth Stader, Bruce Waitzel, Joseph Tompey, Thomas Martin,

Board Members absent: Mayor Campion, Councilman Willms

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:**

Minutes of Planning Board – March 10, 2021 meeting -

Motion: Dennis Pearsall Second: Elizabeth Stader

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

Nays: none

**E. Resolution: Resolution #2021-13 - 603 Lake Avenue, block 36 lot 80 & 81**

Zipp Belmar Play LLC

Motion to approve resolution: Brian Brendle Second: Nancy Maclearie

Vote in favor: Dennis Pearsall, Adam Anzzolin, Elizabeth Stader, Bruce Waitzel,

Chair Eileen Eilenberger, Nancy Maclearie, Brian Brendle

Votes opposed: none

**F. Application: NONE**

**G. Discussion: Referral from Borough Council to Planning Board for review of the following ordinances:**

Discussion and Action by the Planning Board and any comments will be forwarded to the Borough Council

**Ordinance No. 2021-05-** Ordinance repealing and replacing Article 22-535 of the Revised General Ordinances of the Borough of Heights, entitled "Stormwater Control".

Maclearie – has been editing for 6 months – they did an awesome job

Lobosco – the Stormwater Control – same as the old one – original definition had emphasis on maintenance of the system. Doesn't effect if less than one acre of disturbance or ¼ acre of additional coverage.

Maclearie – will help in the long run

Beahm – applies only to 1 acre or more of disturbance or ¼ acre of additional impervious coverage.

Kitrick – the Board is charged with the review and to determine if consistent with Master Plan  
Beahm – The Storm Water Ordinance is consistent with the Master Plan and State Regulations.  
Kitrick – I prepared a resolution on the findings of the Board and by the Board Professionals that it is consistent with the Master Plan. This Ordinance is scheduled for a Public Hearing and adoption at the June 7 Borough Council meeting.

Planning Board determination - proposed Borough Ordinance No. 2021-05 "Storm Water Control", consistent with Borough Master Plan:

Motion to approve: Elizabeth Stader      Second: Roy Francolino

Ayes: Elizabeth Stader, Roy Francolino, Nancy Maclearie, Adam Anzzolin, Brian Brendle, Dennis Pearsall, Eileen Eilenberger, Elizabeth Stader, Joseph Tompey

Nays: NONE

Resolution will be forwarded to the Borough Clerk and Borough Council

**Ordinance No. 2021-06** – Ordinance amending and supplementing Section 22-603 of the revised general ordinances of the Borough of Spring Lake Heights entitled "Prohibited Uses"

Chair Eilenberger – this is adding to the Prohibited Uses, it is not mentioned in the Master Plan

Kitrick – this ordinance is for the Prohibited Use of Cannabis

Beahm – nothing specific in the Master Plan regarding the use of Cannabis, nothing speaks of this one way or another. Therefore, the proposed Ordinance is not inconsistent with the Master Plan.

Planning Board determination - proposed Borough Ordinance No. 2021- 06 amending "Prohibited Uses", is not inconsistent with the Master Plan:

Motion to approve: Brian Brendle      Second: Dennis Pearsall

Ayes: Elizabeth Stader, Roy Francolino, Nancy Maclearie, Adam Anzzolin, Brian Brendle, Dennis Pearsall, Eileen Eilenberger, Elizabeth Stader, Joseph Tompey

Nays: NONE

Resolution will be forwarded to the Borough Clerk and Borough Council

Motion to adjourn: Brian Brendle      Second: Elizabeth Stader

**Meeting adjourns: 7:15 PM**