

**BOROUGH OF SPRING LAKE HEIGHTS
PLANNING BOARD**

Minutes

June 16, 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, Nancy Maclearie, Adam Anzzolin, Councilman Willms
Alternates: Elizabeth Stader, Bruce Waitzel

Board Members absent: Mayor Campion, Roy Francolino, Dennis Pearsall, Joseph Tompey, Thomas Martin

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 – May 19, 2021 meeting -

Motion: Chair Eilenberger Second: Elizabeth Stader

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

Nays: none

E. Resolution: NONE

F. Application:

Application # 2021-04 **CARRIED TO JULY 14, 2021**

Frank Viggiani

913 Wall Road, block 85.01 lot 32.04, R-4 Zone

Bulk Variance – exceeds maximum 50% impervious coverage requirement

Mr. Kitrick – had opportunity to review notices, they are in order and the Board can accept jurisdiction.

Pursuant to request by the applicant's attorney, Timothy Middleton, for applicant, Frank Viggiani, the application was carried to July 14, 2021.

Motion to carry application to July 14, 2021: Brian Brendle Second: Elizabeth Stader

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

Nays: none

G. Resolutions: NONE

H. Old Business:

Christopher Spagnoli, 402 Sixth Avenue, block 39 lot 76

Resolution #2020-07

Request for extension of the 190 days to file and record the deed pursuant to the Map Filing Law

Chair Eilenberger - Applicant's attorney, Michael Rubino, sent a letter dated June 4, 2021 to the Planning Board, requesting extension of the 190 day requirement to file the deed. The Resolution Compliance to remove part of the house, has not been met due to COVID 19, the tenant has not moved out.

Mr Spagnoli is working with the tenant to vacate the premises.

Mr. Kitrick – the Conditions in the Resolution run with the land- bound by it. Mr. Rubino is in Sea Girt this evening and could not attend the meeting, but provided a letter. Under the Municipal Land Use Law, the request for the extension of time is permissible.

Motion for extension of time for subdivision pursuant to Resolution #2020-07, 12/16/2020: Councilman Wilms

Second: Nancy Maclearie

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

Nays: none

Request for extension of 190 days granted

I. Discussion:

The Board Members and Board Staff discussed when to resume in-person meetings.

Mr. Kitrick – need to be aware of the upcoming applications and how they will notice.

Ms. Van Wagner – Board doesn't need to decide tonight - can think about it to discuss at the next meeting.

Motion to adjourn: Brian Brendle

Second: Nancy Maclearie

Meeting adjourns: 7:19 PM