

BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

Minutes

November 17, 2021

Meeting commences at 7:00 PM

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.

A. Flag Salute

B. Roll Call

Board Members Present: Chair Eileen Eilenberger, Brian Brendle, Roy Francolino, Dennis Pearsall, Adam Anzzolin, Mayor Campion, Joseph Tompey, Thomas Martin (7:13pm)

Board Members Absent: Councilman Wilms, Nancy Maclearie, Elizabeth Stader, Bruce Waitzel,

Board Professionals present: Mark Kitrick, Esq, Lou Lobosco, PE, Christine Bell, PP, Barbara Van Wagner, Secy.

- C. Approval of Minutes:** October 13, 2021 Motion: Brian Brendle Second: Joseph Tompey
In Favor: Adam Anzzolin, Dennis Pearsall, Brian Brendle, Joseph Tompey, Chair Eileen Eilenberger
October 20, 2021 Motion: Brian Brendle Second: Roy Francolino
In Favor: Adam Anzzolin, Dennis Pearsall, Roy Francolino, Brian Brendle, Chair Eileen Eilenberger

D. Resolutions:

1. Application #2021-17 Dorothea & John Specht 608 Ocean Road, block 35 lot 4
Motion to approve: Chair Eilenberger Second: Brian Brendle
In Favor: Adam Anzzolin, Dennis Pearsall, Roy Francolino, Brian Brendle, Chair Eilenberger
2. Application #2021-18 Matthew and Heather Nolan 1009 Wall Road, block 86 lot 52
Motion to approve: Chair Eilenberger Second: Brian Brendle
In Favor: Adam Anzzolin, Dennis Pearsall, Roy Francolino, Brian Brendle, Chair Eilenberger

E. Discussion:

Chair Eilenberger-beginning January 2022, the Planning Board meetings will be live and not virtual

F. Applications:

1. Application #2021-13 Keith and Danielle Heuer
603 Essex Avenue, block 72 lot 26, R5 Zone

Bulk variances – to construct second floor addition with a wrap-around porch addition and a new garage, for existing single family residential structure.

Mark- Swears in: Keith & Danielle Heuer, Lou Lobosco

Mark- The Report from Lou Lobosco dated October 1, is a good guide, you are before the Board asking for approval of your application for bulk variances which are addressed in the report. Can start with Mr. Lobosco's comments and begin by briefly telling the Board what you would like to do

Danielle Heuer- will not be changing the footprint, changing the inside and adding a second story.

Keith Heuer – the lot measures 100 by 100

Eileen- Existing non-conformity

Keith Heuer-front porch is existing and need a variance to connect to the new side porch

Eileen- not touching the front porch, expanding around the side?

K. Heuer-front porch stays, side porch is new, second floor bump out one foot for aesthetics, putting over the front porch on the right.

D.Heuer – not removing front porch, want to look prettier, so connecting to side. The upstairs bedroom to the right has a bump out that is 1 ½ feet over the porch.

Lou-you will need a variance -non-conforming structure, going up for a second floor, 25.1 foot off front property line, going up a second story, increasing the non-conformity.

K. Heuer- 26.1 foot existing on right side

D. Heuer – regarding #4 on report - right side setback is existing, 8 feet where 10 feet is required, we want to build above it, then the second floor will be a non-conformity.

Brian- It's on the sheet of elevations - left side elevation

D. Heuer- regarding #5- we will provide a dry well

Lou- submit the dry well plans for roof of the house. Approve stating it will be the right size per ordinance.

Mark- follows ordinance and subject to Lou's approval

D. Heuer - #6- driveway setback – not having a driveway

K. Heuer – driveway is going off Sixth Avenue and has the right setback.

Eileen- mechanical equipment needs to be screened

Lou-part is screened by the neighbor's fence

K.Heuer-existing equipment but adding another unit

Lou-if keeping on the side, it needs to be screened with plants or fencing

K.Heuer- will hide it

Eileen- needs to be screened on three adjacent sides. Can you describe how the proposed work will be constructed, the second floor will be above the first?

K.Heuer-for the most part. The blue shaded area on the plan, will be above the existing, except on the left side over the green. The green is the existing porch.

Eileen – the porch is new construction on the left side

Brian- the only variance is in the front on Essex, the rest is in the setback

K.Heuer-a little bit in the back side corner on the second floor. The first floor is existing, need approval for the second floor.

Eileen- is there a half story above the second floor?

D.Heuer- it is for storage in the attic with pull down stairs, no staircase

Tom- how far back is the neighbor?

K.Heuer- all the way back, their house is past our garage and their lot measures 50 by 150

Eileen – is the garage and driveway new and are there any measurements?

K.Heuer-the new driveway is 8 feet to the property line

Brian- no variance is required for the garage. What is the washroom in the back? An outside bathroom?

Barbara-Are you aware if there is a drain for the outside shower, there needs to be a roof? We can talk separately about this

Eileen-will there be curbing all around where the new driveway will go?

Lou-They will need to install a full curb where the driveway was and put in a new depressed curb and concrete apron for the new driveway per the Borough requirements

Mark- it will be a condition of approval and part of the Resolution for a new curb and apron

Adam- do you have any testimony regarding why this is a hardship?

Mark- they are here for variance approval

D.Heuer-our house is tiny, lived here for 14 years, need bigger bedrooms and more livable bedrooms. Want to update our home and to fit into the neighborhood. Don't know if it's a hardship but the variance helps us to do that to expand the house.

Lou- so it's a hardship to change the foundation? Explain that to the Board

D.Heuer- Can't afford to start over and have a new foundation – want to keep footprint and have more livable space. Want to stay here, its our dream home but 14 years late.

Mark- Is the size and shape of the home making it more difficult and as a result you are seeking variance approval to expand? The dimensions of the property are impacting the development, the issues came with the house and the setbacks are existing?

K.Heuer-yes, we are working with what we have

Adam- is this the only plan developed for this?

D.Heuer-looked at others solutions-modulars, starting over, this is the most cost effective and reasonable to make additions

K.Heuer-aesthetically better to connect the porches, corner lots don't have flexibility. Want to take advantage of the side yard for children to play.

Brian- great plans, that is what this Board is for.

Eileen-the variances needed are for front yard, side yard. They agree to install the dry well and screen the air conditioner

Mark – need three variances with conditions for installation of a dry well and screening the air conditioners. The curb and apron will be replaced when the new driveway is installed and can put that in the Resolution so it is clear.

Public Questions: None

Public Comments: None

No additional Board comments

Brian- motion to approve. Dry well system will be approved by the Board Engineer, the AC on the right side will be screened, the driveway and curb will be replaced. Approve- don't see a detriment to neighbors or town to expand on the existing footprint. Non-conforming with existing footprint, hardship with this property. Good looking project for this town-Good Luck

Joe Tompey-Second the motion –

Eileen – vote yes, difficult to change where house is located and it makes sense to add on by raising it. More improvements to our town.

Voted in Favor:, Brian Brendle, Roy Francolino, Dennis Pearsall, Mayor Campion, Joseph Tompey, Thomas Martin, Chair Eileen Eilenberger

Opposed: Adam Anzzolin

Application approved

2. Application #2021-12 Benjamin Sisti/Erin Smith

911 Greenwood Drive, block 84 lot 71 R4 Zone

Bulk variances – to construct second floor addition on existing single family structure

Mayor Campion is recused because he is within 200 feet of the property

Barbara-notices in order, Board has jurisdiction

Mark swears in Benjamin Sisti and Erin Smith and Lou Lobosco, PE

Erin Smith- Bought the house in 2017, basement is unfinished, vinyl siding, asphalt shingle roof, ½ bath on first

floor and one bedroom and bath on the second floor, lot measures 60 by 100, with a garage for 1 car.

Concrete driveway has space for 3 cars. West side of the garage is storage

Propose to make Cape Cod into a Colonial with 3 bedrooms and 2 ½ baths. Not changing exterior walls, not changing the footprint of the house, want a covering over the existing front stoop, the current setback is 27.7 foot setback where 30 feet is required and is existing non-conforming. Would like the second floor to match the first floor walls and have a total of three bedrooms. Porch is remaining-want a roof.

Eileen- adding a second floor, anything above that

E.Smith- just an attic space – no stairs

Eileen- all sides will be the same as the existing house?

E.Smith – yes

Eileen- isn't there already a roof over the porch-it looks like there is a roof

E.Smith – yes, there is.

Eileen-we are definitely trying to water infiltration systems in homes, would like you to consider putting one in instead of requesting a variance.

E. Smith -Would still like to request the dry well at this time. Don't want to rip up our lawn, just want to add a second floor. Maybe in the future may do more work to our home and it would make more sense to put a dry well in then. Don't want to do the dry well at this time and are requesting a variance

Mark-Unusual to ask for no dry well, the Board requires it

Sisti- do you vote on all of the variances at the same time

Mark- yes, vote on the entire application

Eileen- this is a major addition which mandates the water infiltration installation

Brian- what type of work are you proposing in the future

Sisti- if win the lottery, we want to move the garage up to the front house and add a fourth bedroom

Brian-do you propose a pool in the back? have a pristine front yard, maybe install the dry well in the back yard

E. Smith- didn't plan a pool. We won't request variance – will do the dry well, just requesting a variance for the front yard setback

Eileen – then variance is for existing non-conformity for front yard setback.

Mark – for the record, there are no public members participating.

Lou-the average distance on houses on the street is around 27 feet, can you talk about that?

Sisti-the neighbor has 29 feet and we have 27.7 feet

Brian- its typical on this block. This is a perfect expansion for that house

Mark- based on current front yard setbacks – not doing anything to exacerbate that variance- based on dimensions of the lot and current non-conformities to do the addition of the second floor and not expanding the footprint, would still require a variance

Brian- that would be a hardship

E. Smith-if setback the second floor, then would need columns in first floor living space to support the second floor and that's why we are requesting a variance.

Eileen-variance for front setback

Motion to approve: Tom Martin Second: Roy Francolino

Adam-yes, appreciate the site diagram provided on SP-1. It clearly shows what the applicant wants to do and why the application meets the hardship requirements

Brian-this is typical of why residents are here, things change over the years and they find themselves too far forward. This is why the Board is here for these small encumbrances.

Tom- you did a great job – Good luck

Eileen-vote yes, this helps to continue to improve our town and compliment your presentation, it was meticulously done.

Smith- Thank you, appreciate that

Voted in Favor: Brian Brendle, Roy Francolino, Dennis Pearsall, Adam Anzzolin, Mayor Campion, Joseph Tompey, Thomas Martin, Chair Eileen Eilenberger

Opposed: None

Application approved

Motion to adjourn: Brian Brendle

Second: Tom Martin

All Members in favor to adjourn

Meeting adjourns: 8:12 PM