

BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

Minutes

January 12, 2022

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, Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle

Board Members absent: Mayor Campion, Nancy Maclearie, Elizabeth Stader, Dennis Pearsall, Joseph Tompey, Roy Francolino

Board Professionals present: Mark Kitrick, Esq, Lou LoBosco, PE, Christine Bell, Planner

C. New Business – Annual Board Reorganization

1. Nominations and Appointments for 2022 Board Offices and Board Staff:

Board Chairperson- Eileen Eilenberger Nominated by: Brian Brendle
Second: Bruce Waitzel

In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle, Eileen Eilenberger.

Opposed: None no other nominations

Board Vice-Chairperson-Brian Brendle Nominated by: Eileen Eilenberger Second: Tom Martin

In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle, Chair Eileen Eilenberger.

Opposed: None no other nominations

Board Secretary – Resolution #2022-01-Barbara Van Wagner Nominated by: Brian Brendle
Second: Councilman Wilms

In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle, Chair Eileen Eilenberger.

Opposed: None no other nominations

2. Nominations and Appointments for 2022 Board Professionals

Board Attorney – Resolution #2022-02-Mark Kitrick Motion: Eileen Eilenberger
Second: Brian Brendle

In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle, Chair Eileen Eilenberger.

Opposed: None no other nominations

Board Planner- Resolution #2022-03- Jennifer Beahm/Leon Avakain Motion: Chair Eilenberger
Second: Councilman Wilms

In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle, Chair Eileen Eilenberger.

Opposed: None no other nominations

Board Engineer- Resolution #2022-04-Louis LoBosco/Leon Avakian Motion: Tom Martin
Second: Eileen Eilenberger
In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle,
Eileen Eilenberger.
Opposed: None no other nominations

3. 2022 Planning Board Official Newspapers – Resolution #2022-05 Asbury Park Press & Coast Star
Motion: Councilman Wilms Second: Eileen Eilenberger
In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle,
Eileen Eilenberger.
Opposed: None no other nominations

4. 2022 Planning Board Meeting Schedule – Resolution #2022-06 Motion: Councilman Wilms
Second: Brian Brendle
In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle,
Eileen Eilenberger.
Opposed: None no other nominations

D. Approval of Minutes: December 8, 2021

Motion: Councilman Wilms Second: Eileen Eilenberger
In Favor: Chair Eileen Eilenberger, Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin
Opposed: none Abstain: Brian Brendle

E. Application Resolutions:

- 1. Resolution #2022-07- Spring Lake Apartments, LLC 711 Wall Road, block 46 lot 20**
Motion: Tom Martin Second: Bruce Waitzel
- 2. Resolution #2022-08-554 Church Street, LLC 554 Church Street, block 59 lots 20, 21, 31**
Motion: Councilman Wilms Second: Eileen

F. Application:

- 1. Application #2021-16 Kristin Gillies, 615A Essex Avenue, block 72 lot 19, R5 Zone**

Mark – reviewed the notices, the Board accepts jurisdiction

Owner and Professionals sworn in by Mark Kitrick: Kristen Gillies-homeowner, Michele Delsalvo, Architect,
Patrick Ward, Engineer for applicant, Lou LoBosco, Christine Bell

Michael Henderson, Esq. – attorney for applicant

Kristen Gillies-homeowner, the home is in poor shape, the foundation is sinking. Was going to renovate but
can't. we want to build a single family home with approximately 1,400 square feet of living space.

Brian – did you try to buy the adjacent property?

Lou- did you notify the neighbors in order to purchase?

Gillies- did not have the desire to purchase the adjacent property owners

Michele DeSalvo- Licensed Architect in NJ for 24 years.

Board accepts her credentials

DeSalvo- (describes project) propose two story single family structure, the second floor is setback 13 feet
1st floor – bedroom, half bathroom, living room, kitchen. 2nd floor- 2 bedrooms, 2 bathrooms

It will be an improvement over what is currently there. Will have vinyl siding with cedar shake style, keep with modest size roof

Eileen- is it a true two story or has an attic?

DeSalvo- attic, not a ½ story, no balcony in the rear, has a shed roof.

Brian- design is nice, why not stay at current setback, it's a deep lot?

Tom- why not higher?

DeSalvo- want to keep the scale down because the lot is narrow

Eileen- how did you arrive at the height?

DeSalvo – from the curb which is what the Town requires.

Chris- will there be a basement?

DeSalvo- no, just a crawlspace, because of the narrowness, don't want to undermine the adjacent properties

Lou- why 16 foot width house?

DeSalvo- same as the existing house

Lou- asking for sideyard setbacks because a 15 foot wide house would not be functional?

Adam- windows on the 5 foot side, any requirements because the adjacent property is right on the property line

DeSalvo – the soffit has to be fire rated, 3 foot side setback needs to be fire rated

Public Questions – NONE

Patrick Ward, Engineer for applicant, InSite Engineering, Professional Engineer/Planner in NJ

Board accepts his credentials

Ward – reviewed the documents with the Board and stated that he did not draw the plans

Property is located in the R-5 Zone where 7,500 square foot lots are required, applicant has 3,600 square feet. This lot is undersized width, 50 foot width is required, applicant has 24 foot width with a 150 foot depth. Existing single story structure set back 25.3 feet where 30 feet is required. There is a 20 foot right of way from the edge of pavement. There is a 10 foot sideyard requirement, propose a 16 foot wide house, it is a modest width and size. Existing sideyard is 5.3 feet on the east side – propose 5 foot setback. Existing 2.4 foot setback of the west side – propose a 3 foot setback.

The 6 foot high shed will remain, doesn't meet the 5 foot setback requirement. Building coverage proposed is 25.0% where 25% is permitted and 32.28% impervious coverage proposed where 50 % is permitted. Parking requires 2 spaces, where none are provided. Propose tire ribbons of concrete to keep green space and provide one space. Will comply with apron and curb requirements and revise the plans. Propose four separate water infiltration systems in corners for run off. Mechanicals – AC and generator, will be located in the rear of the home

Exhibit A-1 – aerial photo dated 3/2/2020

2 Variances – hardship – side setbacks – C-2 variance and one for front setback. Goal is not to disrespect the neighbors, acknowledging the narrowness of the lot, This is an appropriate use, single family is modest size and under the height requirement. Promotes desirable visual improvement, enhances the property value. Dramatic upgrade. Positive impact to the Borough, improves the drainage with the dry well infiltration system. 16 foot wide functional home, single story in the front, consistent with the neighbor. Second floor is a hip roof. C-2 Variance- positive outweighs the negative impact. Board can approve with confidence.

Does allow a usable rear yard, lot is only 24 foot wide. Use promotes open space, light and air.

Lou- what is the distance to the curb?

Ward- 45.4 feet from the edge of pavement, 20 foot right of way.

Eileen- anything in the rear yard from preventing the house from having a 30 foot setback and comply?

Ward- no, want to be compliant with the neighbor's setback. Mechanicals will be in the rear.

Eileen- no sidewalks? There is an 80 foot right of way

Brian – aren't they required to have a sidewalk?

Lou- only on certain streets

Adam- recharge trenches- what is the distance?

Lou- good idea to be at least 10 feet away from property line

Ward- can combine them

Brian- is the shed compliant?

Ward- No, Shed is in the A-2 Photo of rear yard and shed, not negative impact to the neighbor

A Variance is requested for the shed

Chris – grading- 22.2 feet to the east, any concern to neighbor for drainage?

Lou- don't have anything for the setback. Don't need much of a pitch, but no basement. Improving drainage with the new infiltration system

Public Questions – NONE

Public Comments: Elaine Rispaud, 615 Essex Avenue. Supportive of changes, these are all small lots, the bungalows are all run down, all have same size lots- beautiful neighborhood

Christine- This is an undersized lot, she needs to verify that she cannot buy an adjacent lot

K.Gillies – don't want to buy neighbors lot and she doesn't want mine. Propose a modest house

Eileen- this is new construction, want to keep as much as we can in compliance with Zoning because other houses will be doing the same. We have Zoning because we think it is the best for the area

Henderson-This street has 30 foot setback, but doesn't make sense, it has a huge right of way – 45 feet from the street to the house, already has a thin yard.

Tom- setting a precedent for future projects

Adam- the front porch can be 22 feet from the setback

Tom- this is a good design for this lot

Eileen- line looks best for neighbors, neighbors all in line. Can we review the variances?

Brian- change to drainage plan required, add variance for the shed and the side and front setbacks.

Mark- Variance for front yard and one for each side yard and one for parking – only providing one space where 2 are required. Total of 6 variances

Brian- sounds like a lot but not under the circumstances

Chris – if the shed is removed, the new shed needs to be in a conforming location

Mark – it will be put in the Resolution

Board Comments:

Bruce – this project is an improvement to the neighborhood

Chris – fully in favor, good project

Adam – good luck

Brian- Architect did an excellent job, a lot taken into consideration

Tom- look forward to this project

Eileen- nice design, improvement to the neighborhood

Motion to approve with changes: Tom Martin

Seconded by: Bruce Waitzel

In Favor: Councilman Chris Wilms, Bruce Waitzel, Thomas Martin, Adam Anzzolin, Brian Brendle,
Chairperson Eileen Eilenberger

Opposed: None

Application approved

Motion to Adjourn: Councilman Wilms

Seconded by: Chair Eileen Eilenberger

All Members vote in favor to adjourn

Meeting Adjourns at: 8:05 PM