

BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

Minutes

April 13, 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, Bruce Waitzel, Adam Anzzolin, Brian Brendle, Nancy Maclearie, Thomas Martin, Joseph Tompey

Board Members absent: Mayor Campion, Councilman Chris Willms, Roy Francolino, Elizabeth Stader, Dennis Pearsall,

Board Professionals present: Mark Kitrick, Esq, Jennifer Beahm,PP, Barbara Van Wagner, Secretary

C. Approval of Minutes: Meeting of March 16, 2022

Motion to approve: Brian Brendle

Seconded by: Nancy Maclearie

In Favor: Bruce Waitzel, Brian Brendle, Adam Anzzolin, Nancy Maclearie, Chair Eileen Eilenberger

Opposed: None

D. Application:

1. Application #2021-05

700 Highway 71, LLC

700 Highway 71, block 70 lots 14.01 & 21, B2 & R5 Zones

Use and Bulk Variances for renovations and expansion to existing commercial structure.

Steve Gouin, Esq., attorney for the applicant. Applicant purchased the property 1 ½ years ago. Owner has done some interior renovations and now would like to do exterior renovations. There are some existing non-conformities. The existing height is 43 feet where 35 feet is permitted. This is a conceptual site plan, it is a bifurcated application with a height variance and relief from prior plan approval. If the Board says yes, then will come back with the preliminary site plan and then final site plan. Need to get relief from prior approval.

In 1986, Doolans added 16 hotel units to the building and was allowed a density variance. The property, 800 Highway 71 was owned by Wintron, now its 800 Highway 71 LLC. Doolans utilized 12 parking spaces across the street at the Wintron property. Doolans was allowed to use the parking lot at Wintron.

Exhibit A-1 – aerial by Bohler

Ryan Murphy, Esq (attorney for residents) – objected to the Public Notice, did not include residents near 800 Highway 71 property.

Gouin- This property is not part of the relief that we seek.

Ryan – Notice is required to the neighbors of 800 Highway 71 since this application involves the parking lot behind the Wintron Building

Jennifer – Notice is required for the neighbors within 200 feet of that lot, because the applicant is asking for Relief of that requirement.

Ryan- respectfully disagree, want the Board to make that decision

Mark- the argument is technical. This does not comply with the notice requirement. Part of this substantial application, is asking the Board to grant Relief for prior approval involving the parking lot at 800 Highway 71

Gouin- the parking lot is an off-site piece of property

Mark- respectfully disagree, people who live within 200 feet of the lot should be notified. Do not agree that the Board should take Jurisdiction to hear this application. It does not satisfy the Notice Requirement. Need to be cognizant of the attorneys in the room who have raised an objection if the Board accepts jurisdiction. I cannot recommend to the Board to accept jurisdiction. You need to amend the application to include the Notice to the parcel at 800 Highway 71.

Application carried to May 18, 2022

Motion to Adjourn: Bruce Waitzel

Seconded by: Brian Brendle

All Members vote in favor to adjourn

Meeting Adjourns at: 7:25 PM