

BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

Minutes

August 10, 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, Brian Brendle, Nancy Maclearie, Dennis Pearsall, Bruce Waitzel, Roy Francolino

Board Members absent:, Elizabeth Stader, Mayor Campion, Councilman Chris Willms Thomas Martin, Adam Anzzolin, Joseph Tompey

Board Professionals present: Mark Kitrick, Esq, Barbara Van Wagner, Secy.

A. Approval of Minutes:

1. Meeting of July 20, 2022

Motion to approve: Dennis Pearsall second: Brian Brendle

In favor: Brian Brendle, Dennis Pearsall, Nancy Maclearie, Bruce Waitzel, Chair Eileen Eilenberger

Opposed: none

2. Resolutions:

1. **Resolution # 2022-18 Timothy Dwyer 613 Ocean Avenue**

Motion to approve: Nancy Maclearie Second: Brian Brendle

In favor: Nancy Maclearie, Brian Brendle, Bruce Waitzel, Dennis Pearsall, Chair Eileen Eilenberger

Opposed: none

2. **Resolution# 2022-19 Michael & Mary Quinlan 713 Jersey Avenue**

Motion to approve: Dennis Pearsall Second: Chair Eileen Eilenberger

In favor: Nancy Maclearie, Brian Brendle, Bruce Waitzel, Dennis Pearsall, Chair Eileen Eilenberger

Opposed: none

3. **Applications:** NONE

4. **Discussion:** Ordinances amending Chapter 22- Municipal Land Use Regulations

Eileen- Board not voting tonight, Borough is close to decision on Affordable Housing Element and the Board was asked to hold off with comments until it is completed since it may affect Highway 71 uses.

Nancy- Jenn is working on the definition for storage and supplies

Eileen- Jenn said bulk requirements are not changing but need to check that. Went over this with

Dennis. We will need to send Board Comments to Council after they review the revisions and they are sent to the Board. Need to rezone The Mill – thought it should be its own zone

Nancy- still have questions regarding drive thru uses – if take out of Prohibitive Uses, there should be parameters
Eileen – could make it Conditional Use with parameters. Have to look at C1 Zone for The Mill.

Brian – should be all alone

Mark – Ordinances may change, the Board can review and comment when they are referred back, they are still being reviewed. The ones done are consistent with the Master Plan, Resolution will say the same – the Planner says they are consistent with the Master Plan, if don't like something, then can add comments. The Board's task is to say whether or not the ordinances proposed are consistent with the Master Plan but can offer recommendations in the Resolution. Then the Mayor and Council will enact the Ordinances.

Public Comments or Questions:

James Martin, 904 Shore Road- looked at Master Plan, are there any revisions proposed?

Mark – In 2009, there was a re-examination of the Master Plan. Currently, the Mayor and Council are considering revising several ordinances that are consistent with the Master Plan. There is a first reading, which was June 20, then goes to the Board for comments. Not being reviewed now because they are being changed and may be revising the Zoning Ordinances.

Brian- Mr. Martin - is there a specific item in the Master Plan you want to discuss?

James Martin – small recreation areas, underground utilities and traffic

Mark- The Re-examination report from Planning Board is not ready

Nancy- every 10 years there is a review of the Master Plan, Board sets the tone, then goes to Mayor and Council. The Mayor and Council adopt ordinances to implement. Can't just change Master Plan, but can take recommendations.

James Martin – is there a Mount Laurel area?

Nancy – now called Affordable Housing Zone, now in process of certifying the Affordable Housing Overlay Zone. Can't have separate area for Affordable Housing. Create Overlay Zones that will allow Affordable Housing

James Martin – is there a quota, do we have it now?

Nancy- Will find out from Council, regional – don't know the number

Eileen – the Borough has a separate attorney working on the Affordable Housing.

Motion to Adjourn: Brian Brendle

Seconded by: Roy Francolino

All Members vote in favor to adjourn

Meeting Adjourns at: 7:45 PM