

**BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD**

**Minutes**

**September 21, 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, Dennis Pearsall, Bruce Waitzel, Nancy Maclearie, Adam Anzzolin, Joseph Tompey,

**Board Members absent:** Elizabeth Stader, Thomas Martin, Roy Francolino, Mayor Campion, Councilman Chris Willms,

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

**C. Approval of Minutes:**

1. Meeting of September 14, 2022

Motion to approve: Dennis Pearsall                      second: Chair Eileen Eilenberger

In favor: Dennis Pearsall, Bruce Waitzel, Chair Eileen Eilenberger

Opposed: none

**D. Applications:**

**1. Application # 2022-09    Peter & Kathleen Caughey**

813 Woodcrest Drive, block 82    lot 127                      R4 Zone

Bulk Variances for a front porch addition to existing single family dwelling

Michael Rubino, Esq, for the applicant – Caughey bought home in 1991, made an addition first floor front 20 years ago, lived here over 30 years and active in the community. They want a front porch, many houses in the area have setback at 25 feet when they were built, not 30 feet. Allowed a front porch in the setback. Have a 18.9 foot setback where 24 feet is allowed with a porch.

Exhibits

A-1 – Picture Board with aerial view on the back

A-2 - Variances and Drainage Plan

A-3 – Aerial Plt to show setbacks

A-4 – Page A-1 of application

A-5 – Resolution dated July 28, 2016 for 1908 Parkview

If Board allows, the porch will be forward more

Sworn In: Lou Lobosco, Peter & Kathleen Caughey, Brian Berzinskis, Architect

P.Caughey-raised family for 30 years since 1991, Cape Cod style 30 feet by 20 feet. Did additions in 1998 – put dormers in the back and added a bathroom. Some houses have porticos and across the street has a front porch. Now have a front stoop which needs repair and the front door is exposed to the elements. Got a price for the new stoop and wanted a front porch. Have an accessory shed that is on the line from 1996. No garage,

need a place for bikes and storage. Want to keep the shed where it is, it has poured concrete and measures 8 feet by 12 feet – 96 square feet.

Rubino- (reviewed the photos of the neighboring houses)

Mark – will need a variance for the violation of setbacks. The notice satisfies the requirements for add on, the catch-all phrase

Dennis – why a 6 foot porch?

P.Caughey-8 foot is average but 6 feet is sufficient, it will be one foot further than the steps of the existing stoop.

Rubino- 6 foot is good, smaller than that would not have enough room, larger would be further into the setback

Public Questions – None

Mark stated that Brian Berzinskis has testified in the past and is a licensed architect

Eileen – accepts his qualifications

Berzinskis- the neighbors property is close to the same line, the rest of the block staggers with the setbacks, not too many porches in the neighborhood, made sense for aesthetics for a front porch. Will have an 18.92 front setback with a 181 square foot front porch proposed.

Regarding depth- can't shrink or will reduce the functionality, porch across the front makes sense, will be open not close and the porch will add to aesthetics.

It will have a positive impact – no negative impact for the porch and will be 3 foot into the required setback.

The existing stoop will be removed. The drainage plan shows the dry well system including the 181 square foot proposed porch and 588 square feet of roof area that drains to the porch.

Eileen – like the dry well

Public Questions – None

Eileen- three variances requested - the porch as submitted and the shed and the building coverage. Front setback, building coverage the setbacks for the shed.

Public Comment – None

Dennis – small project, makes the house look better

Nancy- porch makes a difference

Brian – Porches are fantastic for town and for the neighborhood as well. The infiltration system will be an improvement

Motion to approve: Brian Brendle                      Second: Nancy Maclearie

Members voted in favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Bruce Waitzel, Nancy Maclearie, Adam Anzzolin, Joseph Tompey

Opposed: None

## **2. Application #2022-08      MJM Limited Properties, LLC**

503 Highway #71,      block 25 lot 28              B2 Zone

Site Plan and bulk variances for renovation and addition to existing commercial building, existing detached garage and additional parking

Michael Rubino, Esq, attorney for the applicant – stated that the property has an existing commercial use on the first floor and residential on the second floor. The owner is a builder and has his office and display showroom on the first floor, the second floor will continue as residential and the proposed third floor will be for storage. The garage in the back is for the owners purposes.

Will require variances for the front yard setback and sideyard setback, preliminary and final site plan. Want to keep the existing buildings 18.5 foot front setback.

Mark – just noting that there is no public present.

Sworn In: Lou Lobosco, Joseph Kociuba, Engineer, Brendan McQue, Architect and Richard Manheimer, owner of Clockworks, Ltd.

Exhibits:

A-1- Photo Board, (pictures taken today by Kociuba)

A-2 – Page 3 of 5 – Site Plan

A-3 – page 4 of 5 – Landscaping

A-4 – Foundation Plan

A-5 – 2<sup>nd</sup> and 3<sup>rd</sup> floor plan

A-6 – Elevations

A-7 – Garage Plan

Rubino – (reviewed the requested variances) stated that they may need to come back to the Board if the foundation is not good and it will be a different project

Eileen- same footprint of the existing building?

Manheimer- am a general contractor – bought the building two years ago, been a new home builder for 10 years from Avon to Manasquan. Build 2 – 3 new homes a year and renovate about 12 a year. Keep the heavy equipment in Colts Neck where I live. On the first floor here we bring in clients and show samples and need a centralized spot. General office where meet clients and show displays and models of homes.

Parking is for one bookkeeper every 3 or 4 days, maybe administrator in the future. Foremen come in.

Business is referrals. The second floor is an apartment and want to keep residential, may keep for myself

The first floor will be one use – and the second floor will have one tenant. Third floor is storage. The garage is for personal use and storage. Want to put dormers upstairs, needs repairs.

Not sure we can keep the existing basement – its 100 years old, the engineers will determine.

Clockworks Homes is general carpenters, my wife and myself – boutique business.

Board Questions –

Nancy- No plan for storing trucks or equipment on site, just cars?

Manheimer – have 2,800 square feet in Colts Neck for storage. Will store bins

Eileen – the dirt lot is the golf course.

Lou- if the basement has to be removed, it will be a new application, the water table is probably high

McQue – if start from scratch, then won't need variances

Lou- they want side and front variances, they don't have much width

Eileen – might want a different design

Dennis – whats the plan for the parking lot

Manheimer – will keep stone for impervious but will pave the apron

Eileen – keeping the building?

Nancy – not using the basement?

Manheimer – mechanicals and utilities are in the basement

Nancy – will you keep the same – like for like?

Lou- keep the water table – one foot below the basement so keep 5 feet high

Adam- request replace at the same location with variances?

Rubino- whole thing is coming down, may keep the foundation

Brendan McQue – licensed architect Masters in Architecture, 1999, Manasquan office

Eileen – accepts credentials

McQue – will try to save as much as we can, can't keep the exterior walls, tried to save foundation. Will not have a front entrance, the offices will be in the front. There will be separate stairs to the second floor. Has existing 8.3 foot side setback and will have 3.5 side setback for the handicap ramp, built 1"=1' and will follow ADA requirements for the ramp. Building will be 26 feet wide.

Brian – what is on the third floor?

McQue- gable in the front and rear with dormers on the sides and roof will be 35 feet high

Lou- our requirements don't say anything about 3 stories in this zone, only maximum height of 35 feet

Dennis – will there be heat or AC or water on the third floor?

McQue – yes, but no water. Want to save the envelope of the building and use it. Rear of the building was modified. Will have the exact square footage as existing building for coverage

Garage is 15 feet high and 451 square feet – measures 25.6 feet by 18.5 feet

Adam – can you explain the foundation plan?

McQue – (described the foundation plan) will keep the masonry footprint if possible. The basement measures 25.6 feet by 47 feet to the outside envelope. 34.10 feet high and the basement is 5 foot 6 inches high with duct work it has less height.

The ceiling heights are different elevations – 7.2 feet or 8 feet

Bruce – 9 foot ceilings are proposed?

McQue- demo- not much to save

Bruce- better starting from scratch with 9 foot ceilings

McQue- propose complete infiltration for all runoff

Lou- possible all new with front and side setback, need to say why you want variances

McQue- can build bigger building- but need parking, if need to push back building then will lose parking

Rubino – if have 30 foot front and 20 foot rear – will be losing 50 feet, the side to the north is 20 feet and to the south is 10 feet, lose another 30 feet. Building would be too narrow

Lou- the existing building is 26 feet wide

Eileen – a 20 foot buffer is required to the north- the Golf Course is a Residential Zone

Lou – can't develop to the north, its in the Wetlands Buffer, can't build there

Eileen – if you move the building to the south then have more area to the north by the Golf Course, will need a variance per the Ordinance

Lou- wetlands need buffer

Eileen accepts Joseph Kociuba as an expert witness for the applicant

Kociuba – the lot is 50 foot by 150 feet and was previously a real estate office. Its located south of Wreck Pond Brook and the Gold Course with a 26 foot wide structure.

The frontback setback is appropriate, the uses are permitted – commercial on the first floor and residential on the second floor with less than 50% of the first floor.

(reviewed Exhibit A-2 – Site Plan) the front yard is stone and gravel driveway, the garage will remain, add a sidewalk and add an ADA parking stall and handicap ramp, will add dormers and beautify the building. If substantially improving the building, then need to be ADA compliant.

Will have 7 parking spaces and 2 spaces in the garage, will continue with gravel parking. It is a Redevelopment Transitory Area per DEP. Applied early for the permit, comfortable that DEP will approve. Propose landscaping, Maples in the front. If push the building back, will lose parking. Side setback required is 20 feet to the north to the R1 Zone, nothing to buffer from. Relief for the 3.5 feet for the handicap ramp next to the parking. Requesting relief for the benches in front, not a scenic vista, HVAC will be on the north side with 3 foot setbacks.

Nancy – can buffer with plants

Kociuba – ink berries along the side now, may not survive and will replace and buffer the AC or can put in a piece of fence to buffer. The trash will be stored in the garage, propose lighting – historic style. Will get rid of the two story deck. Will replace pole with LED with a downward fixture. Will keep the existing sign which is 25 square feet or replace and be fully conforming.

Stormwater – will provide dry well, shallow system, has a high water table

Add some grass where theres some stone to reduce run off and dry well will improve drainage

Repair or replace the sidewalk as necessary, apron will replace with handicap ramp. DOT approval required for the access apron.

Variences C1 and C2 – hardship, undersized lot. C2 – the benefits outweigh the negative impact, promotes visual benefit. Nothing being developed to the north. Will improve the general welfare with the ramp, promotes visual improvement. No detriment to the public good or to the Zoning Plan. There are a lot of other buildings on Route 71 that are closer than the required 30 feet.

Adam – clarify why there is 3.5 feet setback for the ramp, will need a variance for the ramp setback, the chimney can be 24 inches into the setback.

Kocuiba – (discussed ramp) Parking – 2 out of the 5 are for residential and need 2 for residential, and 3.8 for office for a total of 6 standard parking stalls and one handicap.

Mark – (reviewed the variences) two variences for the front and side setbacks, 3.5 feet to the handicap ramp and 8.3 feet to the side where 20 feet is required, applicant seeking preliminary and final site plan approval and is representing that they are making every effort to keep the existing basement. The building will be new, the garage will remain and will renovate the exterior with two parking spaces and storage. The building will have offices and a display room on the first floor and a two bedroom two bath residential unit on the second floor and the third floor will be for storage for the commercial use but no water to the third floor.

Parking provided is 7 spaces – one of which is for handicap use. Sidewalk will be repaired or replaced, signs will be per ordinance. Will need NJDEP approval. Landscape Plan- will replace landscaping, no benches so seeks relief or variance. Infiltration system – will comply. AC will be screened with Ink Berries, seeks relief for sideyard setback for mechanical – will have 3.5 feet where 5 feet is required. Garage- need variences for 1.5 foot and 2.5 foot setbacks where 5 feet is required and variences for the dormers in the garage for the loft storage, will have electric but not water.

Buffer relief – next to residential zone, requires 20 feet. Will have plantings or fence – trees will be 4 feet spacing – need to specify caliper of trees

Relief of this building to the north- have a golf course and maintenance buildings

Motion to approve: Brian Brendle                      Second: Joseph Tompey

Dennis – improvement for the Project and for Route 71

Nancy – improvement – this is a narrow lot

Brian- excellent proposal for the site

Bruce – positive improvement

Eileen- an improvement from what is there now and improve the look for Highway 71

Members who voted in favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Bruce Waitzel, Nancy Maclearie, Adam Anzzolin, Joseph Tompey

Motion to Adjourn: Brian Brendle  
All Members vote in favor to adjourn

Seconded by: Joseph Tompey  
Meeting Adjourns at: 9:02 PM