

BOROUGH OF SPRING LAKE HEIGHTS PLANNING BOARD

Minutes

September 14, 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, Mayor Campion, Councilman Chris Willms, Dennis Pearsall, Bruce Waitzel,

Board Members absent:, Elizabeth Stader, Thomas Martin, Adam Anzzolin, Joseph Tompey, Brian Brendle, Nancy Maclearie, Roy Francolino

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

A. Approval of Minutes:

1. Meeting of August 10, 2022

Motion to approve: Dennis Pearsall second: Chair Eileen Eilenberger

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

Opposed: none

2. Discussion:

Ordinances amending Chapter 22- Municipal Land Use Regulations referred to the Land Use Board by the Mayor and Borough Council

Eileen- there are some changes that we need to review

#10 is straight forward and #16 is Affordable Housing and can't change

Christine- the Job of the Board is to determine if the Ordinances proposed are consistent with the Master Plan and consistent with the Fair Housing Act and the Settlement out of the Builders Remedy.

Eileen – Accessory Uses?

Christine – they will stay the same

Mayor- bound by the Settlement

Mark – they will still come to the Board for Site Plan approval

Eileen- have a question about the schedule of bulk requirements

Christine – All of the ordinances are consistent with the Master Plan as per the Planners Report.

Changing B1 and B2 to Mixed Use, the bulk standards will not change, will see if the standards work. If the Zoning Table needs to change, then will come back.

Eileen- it says 3 feet from "site lot"? – should be "side" – it's a typo

Eileen - #6, #11 and #12 are actual zones, some clerical errors

Christine – if the Board agrees, it can send the recommendations

Eileen- Permitted Uses –Nancy wanted more of a definition for storage.

Christine – the Board can make recommendations to define

Eileen – Permitted Accessory Uses or not for Public Utility Uses?

Christine – not accessory uses

Eileen – C1 and C2 should be MX

#11 – Re-Zone B1, B2, B3 to Mixed Use

#12 – south end – B1 & B2 to Mixed Use

Residents along east side are still in, we didn't want that, thought was Mixed Use

The Mill was B2 – thought was Mixed Use

Christine- same uses as current B2 – don't want a Mixed Use

Eileen – only commercial permitted, not housing and it is surrounded by housing

Mayor – should be either The Mill or housing. Don't want a three story office building on this site

Eileen – now a B2 but we are eliminating the B2

Mayor- could be a third Mixed Use

Eileen – need to change the ordinance

Mark – that's a substantial change, the Mayor and Council will make the decision

Christine – It is a substantial change to eliminate a zone

Mayor- Take C1 and make MX3 – The Council will have to re-introduce

Resolutions # 27 and #29 impact The Mill

Eileen- #14 – referenced as B1 but is a B2

Mark – The Board can send the recommendations in the form of a letter. Our charge is to determine if the Ordinances are consistent with the Master Plan. The Board has the Board Planner stating that each one is consistent with the Master Plan. Don't have to proceed with one or two rather than stopping the whole process.

Eileen- the Quasi Public Area – the B2 is eliminated. Do we want those grouped in Mixed Use or only in Residential?

Christine- currently permitted in B2 not B1 – no space for pools or tennis courts or playgrounds on Highway 71

Eileen – removed Motor Vehicle Service Station

Christine – autobody shop – can't do service without fuel. The Master Plan is what you want to see in the future.

Eileen – Prohibited Uses – didn't take out drive thru windows. When we do that when we do the 600 Section, change the number of cars. Permitted Accessory Uses – want defined, we define in Mixed Use Zone. There is no definition for Temporary Equipment.

Christine – don't want to have garages rented to other people

All recommendations are minor in nature, some grammatical, except for The Mill.

Mark – prepared the Resolutions so the Mayor and Council can act on the Ordinances. The Planner has prepared a report that the Ordinances are consistent with the Master Plan. Can send the Board's recommendations separately to Council in the form of a letters. The B2 issue is up to the Mayor and Council to act.

Mayor - If make major changes, then it will come back to the Planning Board. The Mill site should be Banquet or residential. Don't think a three story office building is consistent with the Master Plan

Eileen – can create a new ordinance

Mark – the Resolutions will be voted on individually and # 27 and #29 will be withdrawn. Board Recommendations will be sent to Council in the form of a letter.

Resolution #2022-29 – Ord.#2022-15-Section 22-606.3 – C1 Zone

Motion to Withdraw: Bruce Waitzel Second: Dennis Pearsall

In Favor to Withdraw: Dennis Pearsall, Bruce Waitzel, Chair Eileen Eilenberger

Opposed: None

Resolution #2022-30 – Ord.#2022-16-Section 22-606.5 – Mixed Use AH-1 Zoning District

Motion to approve: Dennis Pearsall Seconded by: Bruce Waitzel

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

Opposed: None

4. **Applications:** NONE

Motion to Adjourn: Bruce Waitzel Seconded by: Dennis Pearsall

All Members vote in favor to adjourn

Meeting Adjourns at: 7:45 PM