

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

October 19, 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, Bruce Waitzel, Nancy Maclearie, Adam Anzzolin, Roy Francolino

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

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

C. Approval of Minutes: Meeting of September 21, 2022

Motion: Brian Brendle Second: Bruce Waitzel

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

Opposed: None

D. Resolutions:

Resolution #2022-31 813 Woodcrest Drive, block 82 lot 127

Motion to approve: Brian Brendle Seconded by: Bruce Waitzel

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

Opposed: None

Resolution #2022-30 503 Highway #71, block 25 lot 28

Motion to approve: Chair Eileen Eilenberger Seconded by: Brian Brendle

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

Opposed: None

E. Applications:

1. Application # 2022-10 Alan and Jennifer Brennan

1001 Lake Avenue, block 25.01 lot 33 R3 Zone

Bulk Variances to construct a second story addition, front covered porch, trellis over rear door and air conditioning unit, to existing single family structure.

Charles Shaw, Esq. – attorney for applicant (described proposed project and requested variances)
Requesting bulk variances for second floor addition to existing single family home, with a trellis in the back and cover for front porch and variance for the air conditioning unit

Mark Kitrick swears in all professionals and owner– Jennifer Brennan, owner,
Paul Rugarber, Architect, Lou Lobosco, Board Engineer

J.Brennan- born and raised in Spring Lake Heights, bought the house in 1999, raised 3 daughters in the house, only have two bedrooms and would be lovely to provide some relief, want to extend above the existing living room with two additional bedrooms and be able to continue to live in the house. Spoke to neighbors and they are not opposed

Board Questions: none

Public Questions: none

Paul Rugarber, Architect – (discussed the proposed project) – requesting an addition on the right side of the home above existing structure, and want a roof over the existing front porch. The AC is existing and want to add another one and add a trellis in the rear. Drainage – will have two dry wells. Not increasing the roof area but will add the dry wells. They will be replacing the roofing and siding. The addition will be in line with the neighbors and will not be a detriment to the neighborhood. It is an existing non-conforming structure. Houses on street have the same setback Nancy – two variances? Two front back variances. Will you be screening the AC?

Rugarber – will have bushes around the air conditioning units

Nancy – plan looks beautiful

Mark – it is an existing condition for the AC

Nancy – the new AC and existing AC be screened. The front setback is 26.2 feet from the property line

Eileen – desirable to screen

Lou – what kind of screening, to put in the resolution

Nancy – if give a variance for the existing AC and have it screened

Eileen – the roof height is 32 feet high, 2 ½ stories

Public Questions: None

Board Comments: None

Motion to approve with variances: Bruce Waitzel

Seconded by: Brian Brendle

In Favor: Brian Brendle, Bruce Waitzel, Adam Anzzolinm, Nancy Maclearie, Roy Francolino,
Chair Eileen Eilenberger

Opposed: None

2. Application # 2022-12 Christopher D. Nolan, Jr.

923 Woodcrest Drive, block 83 lot 113 R4 Zone

Bulk Variances to construct a second story addition, renovate existing side porch, to an existing single-family structure.

Mark Swears in applicants and professionals: Christopher Nolan, owner, Karen Nolan, owner,
Brian Berzinski, Architect, Lou Lobosco, Board Engineer

C. Nolan – bought the house in June 2020, built in the 1950s. Requesting three variances to expand the footprint of the house, add a covered open front porch

Nancy – is it a stoop porch, is it enclosed and part of the house?

C. Nolan – architect will explain

Exhibits:

A-1 – front yard setback diagram

A-2 – Six Photos

A-3 – Proposed front and back elevation

A-4 – Revised Plan dated 6/20/22

A-5 – Architectural drawing revised dated 9/27/22

Public Questions: None

Berzinski – (described the project) The porch is uncovered front stoop porch without a roof, propose and open front porch and extending 6 feet out. The existing structure is setback 25 feet from the front property line. The existing side of the structure has a sunroom with a sloped roof. The proposed design will modify the roof line and will be included in the side elevation. The area where the garage is located, will be setback 25 feet. The second floor will be above the existing first floor.

Nancy – what is the square footage of the existing structure?

Berzinski – 900 square feet, propose 1161 square feet, the added square footage is for the garage, small mudroom and bathroom addition. The overhang of the roof changes, the footprint of the sunroom stays the same with new walls and windows.

(reviewed Exhibit A-1) reviewed the adjacent property setbacks for comparison. They have a similar line at 25 feet – it is a hardship across the block

Variances – 25 foot setback for the second floor addition

- 25 foot setback for the new open porch
- Sunroom setback

Dry well – resubmitted to add the dry well to include the entire roof

They will be removing the shed

(Discussed Exhibit A-4 – Architectural Drawing – showing the dry well location)

Berzinski – removed the driveway to the rear for the reduction of impervious coverage. The walkway in the front is being reconfigured.

Adam – it is a hardship for the existing front setback

Berzinski – a front porch is desirable, can't meet setback because the house doesn't meet the 30 foot front setback. Requesting a 6 foot deep porch, so it doesn't encroach too much into the front setback.

Public Questions: Karen Burke,

606 Shore Road, how many windows on the side.

Berzinski – larger windows in the front and rear, some smaller side windows for natural light. The sunroom will need to be redesigned because it needs to have fire walls. The sunroom is not desirable for year around use now, need insulated walls and windows and change the roof line with a peak, not flat. The second floor will be conforming with maximum height, first floor is about 15 feet high. It is located in the R-4 Zone with a 5 foot side yard setback requirement

Two windows will be removed on the side and it will be a fire wall.

The front yard setback will be 25 feet for the existing house and 19.1 feet for the porch

Public Comments: None

Board Comments:

Bruce - good plan, nice improvement

Brian – improvement to the community

Eileen – nice improvement to the neighborhood

Motion to approve with variances for side 2.7 feet, front porch 19 feet and

building setback 25 feet : Nance Maclearie Seconded by: Roy Francolino

In Favor: Brian Brendle, Bruce Waitzel, Adam Anzzolinm, Nancy Maclearie, Roy Francolino,

Chair Eileen Eilenberger

Opposed: None

Motion to adjourn: Brian Brendle

Second: Bruce Waitzel

All Members vote in favor to adjourn

Meeting Adjourns at: 8:32 PM