

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

January 11, 2023

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, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano

Board Members absent:, Elizabeth Stader, , Joseph Tompey, Mayor Campion, Tom Martin

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

A. New Business - Annual Board Reorganization

1. Nominations and Appointments for 2023 Board Offices, Staff and Professionals:

Board Chairperson – Eileen Eilenberger

Motion: Brian Brendle Second: Bruce Waitzel

In Favor: Eileen Eilenberger, Brian Brendle, Bruce Waitzel, Nancy Maclearie, Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano

Opposed: None

Board Vice-Chairperson - Brian Brendle

Motion: Dennis Pearsall Second: Bruce Waitzel

In Favor: Chair Eileen Eilenberger, Brian Brendle, Bruce Waitzel, Nancy Maclearie Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano

Opposed: None

Board Secretary – Barbara Van Wagner Resolution #2023-01

Motion: Nancy Maclearie Second: Councilman Chris Willms

In Favor: Chair Eileen Eilenberger, Brian Brendle, Bruce Waitzel, Nancy Maclearie Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano

Opposed: None

Board Attorney - Mark Kitrick Resolution #2023-02

Motion: Brian Brendle Second: Chair Eileen Eilenberger

In Favor: Chair Eileen Eilenberger, Brian Brendle, Bruce Waitzel, Nancy Maclearie Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano

Opposed: None

Board Planner - Christine Bell of Leon Avakian Resolution #2023-03
Motion: Nancy Maclearie Second: Councilman Chris Willms
In Favor: Chair Eileen Eilenberger, Brian Brendle, Bruce Waitzel, Nancy Maclearie
Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano
Opposed: None

Board Engineer – Lou Lobosco of Leon Avakian Resolution #2023-04
Motion: Nancy Maclearie Second: Councilman Chris Willms
In Favor: Eileen Eilenberger, Brian Brendle, Bruce Waitzel, Nancy Maclearie
Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano
Opposed: None

- 2. **2023 Planning Board Official Newspapers** Resolution #2023-05
- 3. **2023 Planning Board Meeting Schedule** Resolution #2023-06

B. Minutes: Meeting of December 14, 2022
Motion: Chair Eilenberger Seconded by: Brian Brendle
In Favor: Councilman Willms, Adam Anzzolin, Brian Brendle, Dennis Pearsall, Bruce Waitzel,
Chair Eilenberger

C. Resolutions: None

D. Application:

1. Application #2022-14 – Drew Messano

557-559 Ocean Road, block 23 lots 31 & 31.01, R5 Zone

Merger of two non-conforming irregular size lots to create one lot for
construction of one single family conforming home

Sworn In: Drew Messano, Christine Bell, Lou Lobosco

David Gonzalas, Esq. - attorney for the applicant

Gonzalas – applicant would like to adjoin two lots for one home. There are now 2 lots – one lot to the East has a small home on it – 557 and the other is a vacant lot. Want to demo the existing home and join the two lots for one single family lot.

Brian – if own both lots, doesn't it just merge?

Lou – the law of merger, can't just build, need to formally co-join

Eileen – will create a 75 by 145 lot

Lou- tax assessor will assign a lot number

Christine – they are not here for approval of the home, just to consolidate the two lots and they need a variance for the lot depth.

Brian – then they can build a house?

Christine- need to create the lot and technically need a variance for the lot depth. The lot is only 145 feet, its not out of character for the neighborhood. Lot 31 is small

Lou- need a variance because they are creating a new lot, not asking for any other variances

Eileen – need to make sure the curbing is repaired

Gonzalas – will repair after they build

Mark – make it a condition of approval– they will comply with the recommendations, will repair the curb and apron and the house will be removed.

Eileen- if they build, they need to put in a water infiltration system.

Mark – the new deed will be subject to at least a demo permit

Barbara – Please state the legal name of the owner of the property

Messano – 557-559 Ocean Road, LLC

Nancy – If you demo the house and sell the lot, should you wait til the house is built to do the sidewalk, after the house is built

Lou – they won't get a CO without safe entrance – the curb, apron and sidewalk

Mark – Enforcement when house is built

Lou- Borough Engineer makes sure it meets the Ordinance for the curb and apron

Mark – the deed is prepared by the applicant and then reviewed by the Board Engineer and Board Attorney

Public Questions: None

Public Comments: Michael Tito, 555 Ocean Road – agree with project, hope it passes, lives east of this site and this would make it more unified with the neighborhood

Motion to approve as submitted with the conditions: Councilman Chris Willms

Dennis – yes, This is an improvement, this came before the Zoning Board for the smaller house for variances but this is better.

Eileen – yes, this is an upgrade for the area

Motion to approve: Councilman Willms Seconded by: Brian Brendle

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

Adam Anzzolin, Dennis Pearsall, Councilman Chris Willms, Roy Francolino, Michael Milano

Opposed: None

Mark – the Motzenbecker application was approved at the last meeting. The Resolution will be done at the next meeting. Lou and I are reviewing the easement condition. The Resolution will have the standard conditions of approval plus the conditions approved at the meeting.

Motion to adjourn: Bruce Waitzel Seconded by: Nancy Maclearie

All members vote in favor to adjourn meeting

Meeting is adjourned at 7:48 PM