

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

August 9, 2023

Meeting Commences at 7:00 PM

Announcement Made by Secretary:

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, Nancy Maclearie, Bruce Waitzel, Dennis Pearsall, Adam Anzzolin, Roy Francolino

Board Members absent: Elizabeth Stader, Tom Martin, Councilwoman Sara King
Michael Milano, Brian Brendle, Joseph Tompey, Councilman Chris Willms

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

C. Minutes: Meeting of June 21, 2023

Motion: Nancy Maclearie

Seconded by:

In Favor: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel, Dennis Pearsall, Adam Anzzolin

Opposed: None

Abstain: Roy Francolino

D. Resolutions:

1. Resolution #2023-18 564 Monmouth Avenue, LLC

564 Monmouth Avenue, block 77 lot 1

Request for an extension of the 190 day time requirement to file and record the Deed pursuant to the Map Filing Law, for an approved subdivision.

Motion to approve: Chair Eileen Eilenberger

Seconded by: Bruce Waitzel

In Favor: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,

Dennis Pearsall, Adam Anzzolin

Opposed: None

Abstain: Roy Francolino

2. Resolution #2023-19 Kelly and Christine Dencker

Application # 2023-07 808 Greenwood Drive, block 80, lot 42, R4 Zone

Bulk variances to construct a new single family home with a detached garage, covered front porch, covered patio with a new driveway and front entrance walk.

Motion to approve: Nancy Maclearie

Seconded by: Dennis Pearsall

In Favor: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,

Dennis Pearsall, Adam Anzzolin

Opposed: None

Abstain: Roy Francolino

3. Resolution # 2023-20 John Seniszyn

Application # 2023-05 817 Ocean Road, block 13 Lot 301, R3 Zone

Bulk variances to construct a two story addition, new front porch and two rear open stoops to an existing single family home.

Motion to approve: Nancy Maclearie Seconded by: Chair Eileen Eilenberger

In Favor: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,
Dennis Pearsall, Adam Anzzolin

Opposed: None

Abstain: Roy Francolino

E. Applications: None

Eileen – working on revisions for Section 500 of the Ordinances if any one has any comments or recommendations, we can include in revisions

Nancy – sheds should be part of the application review. If there are no permits for the oversized sheds or those without the 5 foot setback, it should be included in the review and application decision. We could have them remove and get a conforming shed.

Mark – can make it a condition of approval
(sheds were discussed by the Board)

(The front setback for the R4 was discussed – whether to change to possibly 25 feet rather than the currently required 30 foot front setback. It was stated that the majority of the existing homes do not have the 30 foot setback. The possibility of the R4 Zone having a different front setback was discussed. Board members want to look into this recommendation further and drive around the area to see the house setbacks.)

Average front setbacks for blocks were discussed.

Mark – Avon uses an average for the front setbacks.

The Board will discuss the setbacks further when they get more information

Motion to adjourn: Dennis Pearsall

Seconded by: Nancy Maclearie

Voted in favor to adjourn: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,
Dennis Pearsall, Adam Anzzolin, Roy Francolino

Meeting adjourned at 7:24 PM