

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

September 20, 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,

Adam Anzzolin, Roy Francolino, Tom Martin, Michael Milano, Brian Brendle, Joseph Tompey

Board Members absent: Elizabeth Stader, Councilwoman Sara King, Councilman Chris Willms,
Dennis Pearsall

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

C. Minutes: Meeting of August 9, 2023

Motion: Nancy Maclearie Seconded by: Chair Eilenberger

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

Opposed: None

D. Applications:

1. Application #2023-10 Robert & Johanna Runyon

558 ½ Jersey Avenue, block 22 lot 96 Zone R-5

Bulk variances for height and size for an oversized shed

Sworn in: Robert Runyon, owner; Ethan O'Malley, neighbor; Lou Lobosco, Board Engineer

Runyon- bought the house in 2012, it is a narrow lot so is a hardship because can't have a garage. The house is on a slab with no basement. Have an 8 foot by 10 foot shed but aren't able to store items like bikes and kayaks, need storage space. Propose a 10 foot by 16 foot shed with a 10 foot 7 inch height where 10 feet high is permitted. Will have a lap siding and fit in with the neighborhood. Don't believe there are any objections from neighbors. Will sit on gravel with 2 by 4s.

Public Questions and comments:

Dorothy Koenig-neighbor – has no objection to the shed.

Close to the public

Bruce- the shed is an accessory building, if they could put in a driveway, they could have a small garage.

Ground is low to the water table.

Eileen- existing underside lot, appreciate need for a shed.

Mark – the type of siding on the shed-wood lap, pre-fab, single door and double door that opens

Nancy- if didn't have the stairway on the side, you could put a driveway in

O'Malley- understand the width is undersized, property is in good shape and if could fit in a garage, he would but the property is too narrow.

Eileen- there are two variances requested-for the size and height of the proposed shed, don't need the water infiltration system.

Barbara- will require a Building Permit from the Construction Department because it exceeds 100 square feet

Motion to approve with conditions: Tom Martin Seconded by: Brian Brendle

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,

Adam Anzzolin, Roy Francolino, Tom Martin, Michael Milano, Brian Brendle, Joseph Tompey

Opposed: None

Application Approved

2. Application #2023-11 Margaret Miggins

611 St. Clair Avenue, block 55 lot 28, Zone R-5

Bulk variances for front setback to reconstruct first floor with new porches, a new garage with a pergola and improve the driveway.

Sworn In: Michael Miggins, Owner; Paul Damiano, Architect; Lou Lobosco, Board Engineer

Miggins – purchased property 10 years ago, intentions was to improve it and move in at a later date.

Want to use the property the way we want to. Want a porch on the west side, will need a variance for the side facing the Highway 71. Pergola may be taken off.

Mark – are you going to reduce the pergola to take away a variance?

Miggins - yes

Eileen – which is the front of the house?

Damiano- St. Clair. The primary front yard is narrow – the existing porch is 18.6 feet to the covered porch where 22 feet is permitted.

Public Questions:

Sharon Bateau – when will you be starting construction?

Miggins – not sure

Close to the public

Damiano- there will be 20 feet on the secondary front with a 2 foot overhang over the portico. Will extend the roof gable and add a hip roof with a couple of hip roofs to cover the porch, will project a max of 2 feet.

The driveway is 20 feet wide with a 2 foot grass buffer. Garage is a 1 ½ car garage.

Will have a new roof, siding, windows, trim – will be more contemporary. Opening up the first floor and will not intensify the use. Will take the downspouts to the middle. If a dry well is required, will do it. Will have a new roof over the porch. Withdrawing the pergola and will do the dry well. Variance are for the encroachments for the covered porches in the front setbacks. Reducing the pergola. Side setback is 7.4 feet to the house. The air conditioning will be placed in the east rear area with 5 foot setbacks.

Lou- will need variance from primary front, secondary front will be 20 feet to the porch or landing. (discussed the location of the AC to conform with the required 5 foot setbacks).

Lou – will require three variances – primary front-27 feet to the building, which is existing non-conforming. It's a variance because its being changed with a porch on the primary front.

Variance for the 18.6 feet to the primary front

Variance for the 18.3 feet to the secondary front

Variance for the 14.3 feet for the landing for the secondary front with 2 foot overhang.

The AC will meet the setback requirements.

Public Comments:

Sharon Bataeu – 1719 Beverly Avenue, the project is attractive an practical, will look great in the neighborhood.

Motion to close to the public: Bruce Waitzel Seconded by: Tom Martin

All members vote in favor to close public comments

Motion to approve with conditions: Bruce Waitzel Seconded by: Brian Brendle

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,

Adam Anzzolin, Roy Francolino, Tom Martin, Michael Milano, Brian Brendle, Joseph Tompey

Opposed: None

Application Approved

Motion to adjourn: Brian Brendle

Seconded by: Nancy Maclearie

Voted in favor to adjourn: Chair Eileen Eilenberger, Nancy Maclearie, Bruce Waitzel,

Adam Anzzolin, Roy Francolino, Tom Martin, Michael Milano, Brian Brendle, Joseph Tompey

Meeting adjourned at 8:19 PM