

**BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD**

**Minutes**

**January 10, 2024**

**Meeting Commences at 7:03 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, Dennis Pearsall  
Councilwoman Sara King, Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin,  
Tom Martin

**Board Members absent:** Joseph Tompey, Roy Francolino, Bruce Waitzel

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

**A. Executive Session: 7:10 – 7:58 PM**

Board Members discussed Board professionals in private session.

Motion to go into Executive Session: Chair Eilenberger      Seconded by: Nancy Maclearie

Voted in Favor: Councilwoman King, Nancy Maclearie, Adam Anzzolin, Mike Milano,  
Chair Eileen Eilenberger

Opposed: Councilman Willms, Brian Brendle, Dennis Pearsall, Tom Martin

Motion to end Executive Session: Councilman Chris Willms      Seconded by: Brian Brendle

All Voted in Favor

Motion to go back into public session: Chair Eilenberger      Seconded by: Councilman Willms

All Voted in Favor

**ROLL CALL**

**B. New Business - Annual Board Reorganization**

**1. Nominations and Appointments for 2024 Board Offices, Staff and Professionals:**

**Board Chairperson – Eileen Eilenberger**

Motion by: Brian Brendle      Seconded by: Tom Martin

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**Board Vice-Chairperson – Brian Brendle**

Motion by: Dennis Pearsall      Seconded by: Councilman Chris Willms

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**Board Recording Secretary- Barbara Van Wagner      Resolution #2024-01**

Motion by: Eileen Eilenberger      Seconded by: Brian Brendle

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**Board Attorney – Mark Kitrick**

Resolution #2024-02

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**Board Planner- Christine Bell, of Leon Avakian, Inc.** Resolution #2024-03

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**Board Engineer – Gerald Freda of Leon Avakian, Inc.** Resolution #2022-04

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**2024 Planning Board Official Newspapers** Resolution #2024-05

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**2024-Planning Board Meeting Schedule** Resolution #2024-06

Voted in Favor: Chair Eileen Eilenberger, Nancy Maclearie, Dennis Pearsall, Councilwoman Sara King,  
Brian Brendle, Michael Milano, Councilman Chris Willms, Adam Anzzolin, Tom Martin

Opposed: None

**C. Minutes: Meeting of December 13, 2023**

Motion to approve: Nancy Maclearie

Seconded by: Councilwoman King

Voted In Favor: Michael Milano, Nancy Maclearie, Councilwoman King, Brian Brendle,  
Chair Eileen Eilenberger

**D. Applications: NONE**

**E. Resolutions:**

**Resolution #2024-07**

**Application #2023-12 – Dale & Alexandra Brzeckzkowski**

**911 Lake Avenue, block 28 lot 64, R-3 Zone**

Motion to approve: Brian Brendle

Seconded by: Nancy Maclearie

Voted in favor: Michael Milano, Nancy Maclearie, Councilwoman King, Brian Brendle, Chair Eilenberger

Opposed: None

**Resolution #2024-08**

**Application #2023- 15 - Kevin Beyer**

**604 Shore Road, block 18 lot 116, R-5 Zone**

Motion to approve: Nancy Maclearie

Seconded by: Chair Eilenberger

Voted in favor: Michael Milano, Nancy Maclearie, Councilwoman King, Brian Brendle, Chair Eilenberger

Opposed: None

Meeting adjourned 8:20 PM