

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

**Minutes**

**June 12, 2024**

**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, Adam Anzzolin, Councilwoman King, Michael Milano, Bruce Waitzel, Dennis Pearsall, Nancy Maclearie, Roy Francolino

**Board Members absent:** Brian Brendle, Councilman Chris Willms, Joseph Tompey, Tom Martin

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

**C. Minutes:** Meeting of May 8, 2024

Motion to approve: Chair Eilenberger                      Second: Dennis Pearsall

In Favor: Dennis Pearsall, Mike Milano, Bruce Waitzel, Nancy Maclearie, Adam Anzollin, Chair Eilenberger

**D. Applications:**

**E. Application 2024-03 Amy & Peter Beavis**

2405 Woodland Avenue, block 47 lot7, R3 Zone

Bulk variances to build detached garage for an existing single family home

Mark – reviewed the notices, in order, Board has jurisdiction

Sworn In by Mark – Amy Beavis, Peter Beavis, Christine Bell, Jerry Freda

P.Beavis – grew up near Wreck Pond, was in the military(Coast Guard)- had 5 military moves, retired wanted to retire here Have 3 kids, all went to Spring Lake Heights schools, son is in the Air Force, other son in Merchant Marines, daughter was 8<sup>th</sup> grade Valedictorian. Purchased the home in 2017, it was built in WWII, cement and masonry. The garage is deteriorating, roof is sagging and walls are cracking. Foundation needs to be replaced, need to pour a new slab and a new foundation. Lot is undersized for the R3 Zone, depth 100 feet where 120 feet is required, can meet the rear setbacks but to get the 5 foot side setback will need to move the garage, which conflicts with the stairs of the house. Tried different angles for the garage but need 30 degree or more, problems with the side fence, best position of the garage is what we have now, which needs a variance. Spoke to the neighbors and no one has a problem and look forward to the new garage.

Requires a C1 Variance – it will be more conforming and be moved away from the corner.. It will be more desirable for the neighborhood and match the house and not look dilapidated.

Jerry – they tried to avoid the variances, it has proper alignment, the variance is justified.

Total building coverage includes additional 5% for the garage, the 23.4 is not accurate, need a second variance. Its 1.5% bigger than allowed because of the size of the lot to keep it clean and not have a problem down the line.

Eileen – allow 5% for the garage, it's a small lot but that 5% is not included with the house coverage.

P.Beavis - The existing garage was over, need variance for oversized, its 6.5% not the 5%

Mark- reviewed the notice and it has the catch all – “any and all other variances”

Christine- from a planning perspective, has provided adequate testimony for the required variances. The lot is undersized, found this to be the best location and its nothing out of the ordinary. Will need a dry well for the new garage.

Dennis – thank you for your service. Where do you park?

P.Beavis – don't want to park on the street

Nancy – motion for the variance for the 6.5% coverage for a the garage and the south side setback of 3.2 feet and thank you for your service. The new garage is an improvement

Dennis – second- tried to lessen the variance

Roy – yes, thank you for your service

Bruce – yes, no negative impact

Mike – yes, nice design

Eileen – yes, thank you for your service and welcome back to Spring Lake Heights

Motion to approve variances : Nancy

Seconded by: Dennis

Voted in Favor to approve: Chair Eileen Eilenberger, Adam Anzzolin, Councilwoman King, Michael Milano, Bruce Waitzel, Dennis Pearsall, Nancy Maclearie, Roy Francolino

Motion to adjourn: Dennis Pearsall

Seconded by: Bruce Waitzel

All members vote in favor to adjourn

Meeting ends: 7:20 PM