# BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD MINUTES

# **September 11, 2024**

#### A. 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.

# B. Flag Salute and Moment of Silence

C. Roll Call

<u>Board Members present:</u> Chair Eileen Eilenberger, Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie

<u>Board Members absent</u>: Bruce Waitzel, Councilman Chris Willms, Joseph Tompey, Adam Anzzolin, Brian Brendle, Dennis Pearsall,

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

D. Minutes: Meeting of August 18, 2024

Motion to approve: Roy Francolino Seconded by: Michael Milano

Voted in Favor: Councilwoman Sara King, Chair Eileen Eilenberger, Michael Milano, Roy Francolino

E. Applications: NONE

## F. Discussion:

The Housing Element and Fair Share Plan in accordance with the approved Settlement Agreement between the Borough of Spring Lake Heights and Fair Share Housing Center and includes the implementation mechanisms to enable the Borough to satisfy its Constitutional obligations to provide a reasonable opportunity for the provision of housing for low- and moderate-income households within the region.

Sworn In-Christine Bell

Christine- The Housing Element and the Fair Share Plan needs to be approved by the Board so they are adopted as an element of the Borough's Master Plan. The Housing Plan has intro, summary, demographics, page 22 of the Fair Share Plan look at the total met need for Spring Lake Heights, calculating how many Affordable Housing units the Borough should provide. Don't have the land for the 221 Housing Units because Spring Lake Heights is built out, they look at available land and the realistic number is 17. Motzenbecker and Lombardi are approved, now have Highway Development and Church Street which we need to put Zoning in place for that development. With these four developments, we get 19 which is a surplus of 2. The next housing round starts in 2025. We can't provide the 221 but will have these two more developments. The fees go to Affordable Housing.

Nancy – this makes perfect sense what we have to do to comply Public Questions – None

Public Comments – None

Mark – I prepared the Resolution to go to Council

## G. Resolution:

Resolution #2024-28 -Establishing the Housing Element and Fair Share Plan in furtherance of the Borough's obligations to provide for its Fair Share of Affordable Housing as part of the Borough's Master Plan.

Motion to approve: Nancy Maclearie Seconded by: Chair Eilenberger

Voted in Favor: Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie,

Chair Eileen Eilenberger

### H. Discussion:

Referral from Borough Council for discussion and review of the following Ordinances: Christine – I reviewed all the following ordinances and they are in compliance with the Borough's Master Plan. All ordinances are for specific part of the Fair Share Plan.

**Ordinance #2024-11** – An Ordinance creating the Affordable Housing AH-3 Zoning District in Furtherance of the Borough's Obligation to provide for its Fair Share of Affordable Housing

Christine – creates AH3 Zone for the Highway Development project located at 2011-2015 Highway 71 with 47 residential units, 7 of them Affordable Housing with 600 square feet of commercial

**Ordinance** #2024-12 – An Ordinance amending Chapter 22, Article VI Zoning Regulations, Section 606 (Zone District Regulations) of the revised General Ordinances of the Borough of Spring Lake Heights in furtherance of the Borough's obligation to provide for its Fair Share of Affordable Housing.

Christine – Mixed Use – MUI-2 Zone, along Route 71 (reviewed the location on the map) located on the southern area of the Borough along 71. MUI Zone is located further north. Gets rid of B1 and B2 and replaces with MU – Mixed Use.

**Ordinance #2024-13** – An Ordinance of the Borough Council of the Borough of Spring Lake Heights, establishing the Borough Development Fee Ordinance

Christine – this is for the Development Fee Ordinance to allow fees for the new development to go to the Affordable Housing Fund.

Ordinance #2024-14 – An Ordinance of the Borough of Spring Lake Heights eliminating Chapter 22 Sections 650 and 651 and creating a new Chapter 650 Chapter 22 entitled "Affordable Housing"

Christine- this is for a new chapter of the Affordable Housing and how the Borough will implement

Ordinance #2024-15 — An ordinance creating the Affordable Housing AH-4 Zoning District in furtherance of the Borough's obligation to provide for its fair share of affordable housing.

Christine – This is for the Church Street project with a total of 13 units with 9 market and 4 Affordable Housing All of the ordinances proposed are consistent with the Borough's Master Plan and consistent with the Master Plan Re-Examination Report and Obligation.

Sara - Is there still a B2 Zone?

Christine- still a zone in the Borough

Nancy- is the AH zone an overlay of B2?

Christine – no, it is separate. AH are separate zones, new zoning for those block and lots

Nancy – isn't there one in the south area?

Christine – MU is different, replaces other zones, MU replaces B1, and B2

Eileen – eventually B2 will be replaced later. Warren Ave will be separate.

Christine- (showed map – showed MU along Highway 71)

Nancy – is it Warren Ave?

The Zoning Map needs to be updated

Eileen - M1 is north of Warren Ave

Christine – all the ordinances are consistent with the Master Plan and now the Board votes

Michael – it still mentions the B2 Zone?

When the ordinances go back to Council for adoption, they will be listed out. There will be a public hearing on Monday night at the Council meeting.

### I. Resolutions:

Resolution #2024-23 Ordinance #2024-11 - An Ordinance creating the Affordable Housing AH-3 Zoning District in Furtherance of the Borough's Obligation to provide for its Fair Share of Affordable Housing Nancy – find that the ordinance is consistent with the Master Plan

Motion to approve: Nancy Maclearie

Seconded by: Tom Martin

Voted in Favor: Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie,

Chair Eileen Eilenberger

Against: None

Resolution #2024-24 Ordinance #2024-12- An Ordinance amending Chapter 22, Article VI Zoning Regulations, Section 606 (Zone District Regulations) of the revised General Ordinances of the Borough Of Spring Lake

Heights in furtherance of the Borough's obligation to provide for its fair share of Affordable Housing.

Nancy – find that the ordinance is consistent with the Master Plan

Motion to approve: Nancy Maclearie

Seconded by: Tom Martin

Voted in Favor: Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie,

Chair Eileen Eilenberger

Against: None

**Resolution #2024-25** Ordinance #2024-13 — An Ordinance of the Borough Council of the Borough of Spring Lake Heights, establishing the Borough Development Fee Ordinance

Nancy – find that the ordinance is consistent with the Master Plan

Motion to approve: Nancy Maclearie

Seconded by: Tom Martin

Voted in Favor: Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie.

Chair Eileen Eilenberger

Against: None

Resolution #2024-26 Ordinance #2024-14 - An Ordinance of the Borough of Spring Lake Heights eliminating Chapter 22 Sections 650 and 651 and creating a new Chapter 650 Chapter 22 entitled "Affordable Housing"

Nancy – find that the ordinance is consistent with the Master Plan

Motion to approve: Nancy Maclearie

Seconded by: Tom Martin

Voted in Favor: Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie,

Chair Eileen Eilenberger

Against: None

Resolution #2024-27 Ordinance #2024-15 - An ordinance creating the Affordable Housing AH-4 Zoning

District in furtherance of the Borough's obligation to provide for its fair share of affordable housing.

Nancy – find that the ordinance is consistent with the Master Plan

Motion to approve: Nancy Maclearie

Seconded by: Tom Martin

Voted in Favor: Councilwoman King, Michael Milano, Roy Francolino, Tom Martin, Nancy Maclearie,

Chair Eileen Eilenberger

Against: None

Motion to Adjourn: Tom Martin

Seconded by: Nancy Maclearie

All members vote in favor to adjourn the meeting

Meeting adjourned at 7:30 pm

Submitted by: Barbara Van Wagner, Board Secretary

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