

**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

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

Board Members absent: 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

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

