

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

**Minutes**

**August 14, 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, Councilwoman King, Michael Milano, Bruce Waitzel, Dennis Pearsall, Roy Francolino, Brian Brendle,

**Board Members absent:** Councilman Chris Willms, Joseph Tompey, Tom Martin, Adam Anzzolin Nancy Maclearie,

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

**A. Resolutions:**

- 1. Resolution #2024-22      Application #2024-10    Patrick & Katherine Newall  
818 Prospect Avenue, block 31 lot 20, R-3 Zone**  
Bulk Variances to add second floor over existing single family structure and one story addition to the rear, an addition of a detached garage, in-ground pool and patio area.  
Motion to approve: Chair Eilenberger                      Seconded by: Councilwoman King  
Voted in favor: Councilwoman King, Roy Francolino, Bruce Waitzel, Michael Milano, Chair Eilenberger
- 2. Resolution #2024- 23      Application #2024-09    Francesco Strippoli & Marcella Hourihan  
610 Ocean Road, block 35 lot 3, R-5 Zone**  
Application for a Certificate of Non-conformity for two single family structures  
Motion to approve: Brian Brendle                      Seconded by: Bruce Waitzel  
Voted in favor: Bruce Waitzel, Roy Francolino, Brian Brendle, Chair Eilenberger
- 3. Resolution #2024-24      Application #2024-06    JDE Spring Lake, c/o George Truesdale  
1309 Ocean Road, block 1 lot 1, B2 Zone**  
Site Plan and Bulk Variances to construct a Ceremony Building at existing Banquet Facility  
Motion to approve: Brian Brendle                      Seconded by: Bruce Waitzel  
Voted in favor: Councilwoman King, Brian Brendle, Bruce Waitzel, Roy Francolino, Michael Milano

Mark – need to discuss revisions to The Mill Resolution. There is always a condition of approval in the resolution if there are changes or need to go to any outside agencies. The applicant needed to go to Wall. They met with the TRC as an informal meeting and were advised to make some changes such as taking part of the paved parking area and make it grass, the handicap parking needs a better radius and some parking that is partially paved. Christine and Jerry reviewed the changes and were not opposed to them. In the resolution it says that if changes are made, they need Board approval unless signed off by Leon Avakian, Inc. If the changes are substantial, then the applicant needs to come back to the Board. Jerry and Christine think they are positive changes and improve the run off.

Roy – what is substantial changes?

Mark – that is up to the professionals

Eileen – did they make the changes in Wall?

Sara – it was only an informal meeting in Wall

Mark – the TRC – Technical Review Committee is 3 Board Members and the professionals

Sara – concerned that it is in 2 towns, what if Wall doesn't approve the building?

Mark – it is a Use Variance in Wall and they could deny it then they can't build it. They haven't done the application yet.

Sara – Doesn't happen a lot, shouldn't both sides coordinate with each other?

Mark – the Tax Assessor will but Zoning under MLUL will be in each town. The ceremony will be in Spring Lake Heights. One of the conditions of approval is to have a Tax Assessor's Agreement by both Municipalities, both Jurisdictions.

Eileen – we have nothing to do with the use

Mark – we already granted approval, we are just adopting the resolution, no legal reason not to approve. Have a condition that can have professionals sign off on changes. If wall denies, then they can't build. We have condition to get approval from outside agencies but it is not typical that it is from another municipality.

Brian – can approve the resolution with added language that Avakian needs to sign off on changes or it comes back. It says No Soil Removal without written approval by the Engineer.

Mark – this was an issue ages ago, so added the language, if soil is removed need approval from Borough Engineer.

**B. Applications: NONE**

Motion to adjourn: Brian Brendle

Seconded by: Bruce Waitzel

**Meeting adjourned: 7:20 PM**