

**BOROUGH OF SPRING LAKE HEIGHTS  
LAND USE BOARD  
MINUTES  
November 20, 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, Nancy Maclearie, Bruce Waitzel, Tom Martin

**Board Members absent:** Councilman Chris Willms, Joseph Tompey, Roy Francolino, Brian Brendle, Dennis Pearsall, Adam Anzzolin

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

**A. Discussion: Ordinances referred by Borough Council for Board Review and Recommendations**

- **Ordinance 2024-16, Amending Chapter 22 Article III, Definitions**
- **Ordinance 2024-17, Amending Chapter 22 Article VI Zoning Regulations**
- **Ordinance 2024-18, Amending Chapter 22 Article VII Certificates & Permits**
- **Ordinance 2024-19, Amending Chapter 22 Article VIII Fees**
- **Ordinance 2024-20, Amending Chapter 22 Article VI Zoning Regulations  
Section 606.2 – Mixed Use (MU-1) and Mixed Use 2 (MU-2)**
- **Ordinance 2024-21, Amending Chapter 22 Off Street Parking**
- **Ordinance 2024-22, Adopting Borough of Spring Lake heights Revised Zoning Map**
- **Ordinance 2024-23, Amending Chapter 22-Schedule of Permitted Uses, Bulk, Area &  
Setback Requirements**

Eileen – does anyone have any questions on any ordinances? In the definitions, we changed the lot width, because its not always lot frontage, took out under frontage. The Lot Width is different than the Lot Frontage. The Zoning Regulations we already talked about and some changes to the prohibited uses.

Tom- Thank you Eileen and Sara for all your work on the ordinances.

Eileen – Thank you. The Certificate of Inspection and the Fees are now more in line with other towns.

The Zoning Regulations for Affordable Housing, has the definition of M1 and M2

Article 601 is the Zoning Map – should it be Zone or Zoning – should be Zoning. Need to change.

The Certificate of Occupancy needed to be changed

Barbara – The State sent a memo to Municipalities to change Certificate of Occupancy for Transfers of Title and for Occupancy. Some towns changed to Certificate of Inspection, so we did the same and are being consistent with what other towns are calling it. The language had to be changed because it conflicts with the Construction Department’s Certificate of Occupancy which is issued after work is completed.

Mark – we can vote on each Resolution individually that it is consistent with the Master Plan.

**B. Resolutions:**

- 1. Resolution #2024-29 Application #2024-05 Sunoco** 1002 Highway 71, block 53 lot 1  
Motion to approve: Nancy Maclearie      Seconded by: Michael Milano  
In Favor: Councilwoman King, Nancy Maclearie, Micheal Milano, Bruce Waitzel, Chair Eilenberger  
Opposed: None
- 2. Resolution #2024-31 Application #2024-08 Robert & Erin Rumsey** 1005 Park Ave, bl 25.01 lot 7  
Motion to approve: Nancy Maclearie      Seconded by: Councilwoman King  
In Favor: Nancy Maclearie, Councilwoman King, Bruce Waitzel, Tom Martin, Michael Milano,  
Chair Eilenberger  
Opposed: None
- 3. Resolution #2024-32 Ordinance 2024-16, Amending Chapter 22 Article III, Definitions**  
Motion to approve – consistent with Master Plan: Nancy Maclearie      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger
- 4. Resolution #2024-33 Ordinance 2024-17, Amending Chapter 22 Article VI Zoning Regulations**  
Motion to approve- consistent with Master Plan: Nancy Maclearie      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger
- 5. Resolution #2024-34 Ordinance 2024-18, Amending Chapter 22 Article VII Certificates & Permits**  
Motion to approve-consistent with Master Plan: Nancy Maclearie      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger
- 6. Resolution #2024-35 Ordinance 2024-19, Amending Chapter 22 Article VIII Fees**  
Motion to approve-consistent with Master Plan: Nancy Maclearie      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger
- 7. Resolution #2024-36 Ordinance 2024-20, Chapter 22 Article VI Zoning Regs Sect 606.2 MU-1 & MU-2**  
Motion to approve—consistent with Master Plan: Nancy Maclearie      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger
- 8. Resolution #2024-37 Ordinance 2024-21, Amending Chapter 22 Off Street Parking**  
Motion to approve-consistent with Master Plan : Nancy Maclearie      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger

**9. Resolution #2024-38 Ordinance 2024-22, Adopting Borough of Spring Lake heights Revised Zoning Map**

Motion to approve-consistent with Master Plan: Nancy Maclearie                      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger

**10. Resolution #2024-39 Ordinance 2024-23, Chapter 22-Schedule of Permitted Uses, Bulk, Area & Setback Req.**

Motion to approve-consistent with Master Plan: Nancy Maclearie                      Seconded by: Tom Martin  
In Favor: Councilwoman King, Michael Milano, Nancy Maclearie, Bruce Waitzel, Tom Martin,  
Chair Eileen Eilenberger

**C. Applications: NONE**

Motion to adjourn: Tom Martin                      Seconded by: Councilwoman King

All members vote in favor to adjourn

Meeting Adjourned at 7:32 pm

Submitted by: Barbara Van Wagner, Board Secretary