

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

December 18, 2024

Meeting Commences at 7:27 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, Brian Brendle, Tom Martin, Adam Anzzolin, Nancy Maclearie,

Board Members absent: Councilman Chris Willms, Roy Francolino, Dennis Pearsall

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

A. Minutes: Meeting of October 16, 2024

Motion to approve: Councilwoman King Seconded by: Nancy Maclearie

Voted in favor: Councilwoman King, Nancy Maclearie, Adam Anzzolin, Brian Brendle, Bruce Waitzel, Michael Milano, Chair Eileen Eilenberger, Tom Martin

Opposed: None

Minutes: Meeting of November 20, 2024

Motion to approve: Councilwoman King Seconded by: Nancy Maclearie

Voted in favor: Councilwoman King, Nancy Maclearie, Bruce Waitzel, Michael Milano, Chair Eileen Eilenberger, Tom Martin

Opposed: None

B. Applications:

- 1. Application #2023-08 Ronak Donuts, LLC CARRIED TO JANUARY 8, 2025**
7-11 Highway 71, block 14 lots 221, 222 & 223, B2 Zone

Mark - the Dunkin application – Ronak Donuts, is carried to the January 8, 2025 meeting with no further notice. Notice may be forthcoming but is carried to January 8, 2025

- 2. Application #2024-12 James & Maura Hannigan**
804 Greenwood Avenue, block 80 lot 44, R3 Zone
Bulk variances for a one story addition on an existing single family home

Mark – reviewed Notices and everything is in order, Board has jurisdiction

Do you have any professionals with you, anyone else testifying?

J.Hannigan - no

Sworn In: James Hannigan, Maura Hannigan, Christine Bell, Jerry Freda

J.Hannigan- owned the house since 1994, wants to expand to make a primary residence. Want to add a front porch with deck and continue with a new extensions and a second floor. It's a little cape and we have three kids and grands and want more room and a safer staircase. The bump out is for a safer staircase that is not steep.

M.Hannigan – downstairs will have two bedrooms and upstairs will have 2 bedrooms and a loft. Existing is 2 bedrooms with one bathroom, will have 3 bathrooms.

Brian – looks like the original

J.Hannigan- it's a great house, want to make it our primary residence, just retired

Christine – will require variances for rear and side setbacks, and for building coverage. Need to explain to the Board why you can't comply with the requirements

J.Hannigan- when put in the staircase, it put us over

Nancy – the interior staircase goes straight up? Could you change the design to bring it in more to move the staircase to comply.

J.Hannigan – there are a lot of big houses on the block

Mark – asking for variances and the Board needs to hear justification

J.Hannigan- making this our primary residence, so need the new staircase so it doesn't protrude in the middle of the house

Mark – need justification from a planning perspective

M.Hannigan- its for aesthetics and safety

Jerry – requesting variances is a big ask, its an oversized lot and still want to go over on coverage

Tom- Did you have an architect?

J.Hannigan – yes

Christine – this Board makes decisions on each application. If you had your professionals here, they could testify on these issues

J.Hannigan – didn't know, didn't bring the professionals, wanted to save money

Jerry – Did your professionals explain the process?

J.Hannigan- wanted something that was aesthetically appealing and didn't want a box, wanted something nice to look at. I see other homes that are close to the sides.

Mark – we are here for your application

Brian- its an additional 124 square feet, plans are nice but there is some wasted space. We try to hold tight to coverage requirements. More focus on exterior than functionality of the interior.

Nancy – the application doesn't match. Agree with our attorney and Brian, our job is to uphold the Zoning Ordinances when its lot or building coverage especially

Christine – building coverage is a percentage of the lot, the larger the lot, the larger the building.

Because it's a percentage, don't see why you can't comply, its not an undersized lot. The minimum lot size in that area is 6,000 square feet and this is 6,900 square feet which is over the minimum

Jerry – house is too close in the front, have an existing non-conformity, not making you move it so it makes sense to grant that variance

Christine – some houses exist that don't comply, don't make people cut or move them

Eileen – the front setback is 20 feet

Jerry – the steps can project past that point

Bruce – do you show a dry well?

