

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

May 14, 2025 at 7:00 pm

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

C. Roll Call

D. Resolutions:

1. **Resolution #2025-11 Application #2025-02 Franklin & Monica Boenning
605 Warren Ave, block 68 lot 3 MU2 Zone
Use variance for new single family dwelling with detached garage and pool**

2. **Resolution #20225-12 Application #2025-03 Richard Schroeder
306 Old Mill Road, block 31 lot 25.02 R3 Zone
Bulk variances for enlarging existing garage for existing single family dwelling**

3. **Resolution #2025-13 Application #2025-04 Marcie Blanco
506 Highway 71, block 37 lot 96 MU2
Use & Bulk Variances for addition of detached garage/shed, inground pool and patio for
Existing single family dwelling**

E. Application:

Carried from March 12, 2025

4. **Application #2023-08 Ronak Donut, LLC
7 – 11 Highway 71, block 14, lots 221, 222 & 223 B2 Zone
Use Variance, Bulk Variances, Preliminary and Final Site Plan to renovate the existing
Dunkin Donuts structure, reducing the size of the building and constructing a drive through
Window and drive through lane.**

Submitted by: Barbara Van Wagner, Board Secretary