

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

**Minutes**

**June 11, 2025**

**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, Dennis Pearsall, Joseph Layton, Brian Brendle, Adam Anzzolin, , Councilwoman Degnan-Spang,

**Board Members absent:** Nancy Maclearie, Roy Francolino, Anna Kuntz, Michael Milano, Tom Martin

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

**A. Minutes:**

**Meeting of April 16, 2025**

Motion to approve: Brian Brendle                      Seconded by: Chair Eilenberger

Voted in Favor: Joseph Layton, Adam Anzzolin, Brian Brendle, Chair Eilenberger

**Meeting of May 21, 2025**

Motion to approve: Brian Brendle                      Seconded by: Councilwoman King

Voted in Favor: Adam Anzzolin, Councilwoman King, Brian Brendle, Chair Eilenberger

**B. Discussion:**

**Fourth Round Housing Element and Fair Share Plan**

**Presentation by Land Use Board Planner, Christine Bell of Avakian**

Mark swears in Christine Bell

Christine- NJ Municipalities are required to adopt the Housing Element in their Master Plan under Municipal Land Use Law and the Fair Housing Law, must be part of the Master Plan. Need to provide methods to achieve low and moderate housing needs. Need inventory of housing stock and projection of housing stock based on demos and proposed. Need to evaluate how and will it change the base of availability of land. Looked at available land in the Borough and the zoning, environmental issues , water, sewer. Fair Share is meat of the Plan and is how Spring Lake Heights will meet its obligations for July 2025-2035 per the NJ Department of Community Affairs. Need 44 units, present need is 35 rehabilitated units. Vacant land has potential to be developed. Unmet need of 44 units. The Borough passed ordinances to come into compliance with the two new zones – MU1 and MU2 with the mandatory set asides with developments with five or more units, need 20% set aside. Also, have the Development Fee Ordinance for Affordable Housing

Brian- are we responsible for 44 plus 34?

Christine- 35 is a separate number, not newly created, its units to be rehabilitated. Spring Lake Heights participates in the Monmouth County Housing Improvement Program for income qualified home owners. This counts toward the rehab number. To be eligible they need to be income qualified. The VLA – Vacant Land Adjustment- we don't have land but have zoning in place

Brian – did the timing change?

Christine – Don't know but it's a compressed time line

Brian – Brielle had some push back on time

Christine – didn't hear that but went from April to June 30

Brian – heard that 29 municipalities in lawsuit

Michele – think we are in that

Brian – Wall is in it. Thought time was pushed

Christine – haven't seen that but know there was a group filing but didn't go anywhere

Sara – the info to 2023, what did that create?

Christine – data from the Census data, most recently available

DCA demographics – Annual Community Survey is background info, doesn't affect the number

Sara – do the Affordable Housing Units in a specific town differ with costs of units or according to medium income

Christine – Region 4 is Monmouth, Ocean and Mercer County. For four person households the medium income in 2024 is \$130,000. Moderate is over \$130,000 and then there is low and very low income.

Sara – will very low income qualify here?

Christine- yes, with in the Housing Plan, certain percentage of very low, low and medium.

Eileen – specified in each income level

Michele – are they monitored?

Christine – There is a 30 year deed restriction on Affordable Units then it converts to Market Rate

Sara – is there a limit to build?

Christine – no

Sara- Affordable housing is in north end of town, people are concerned with the traffic with all the units

Do they consider that?

Mark – they don't consider that

Sara – anything to do, can't widen the road

Christine – no part of Settlement Agreement

Mark – our obligation is to consider the adoption of the Housing Element

Christine – Mayor and Council to endorse as part of their compliance

Michele – any negotiations?

Christine – this round was different, it had a time line. Realistic that there are 17 units created by those sites, not much vacant land. Don't see the number to be an issue. Need to be adopted by June 30 or open themselves to Builders Remedy lawsuits

Michele – do apartments count?

Christine – no units were counted as Affordable Units

Joe – can pay property owner the difference between the Affordable and Market Value

Christine – realistic development is zero. 44 is our obligation which we can meet through the zoning put in place.

Mark – upon Board approval, the Mayor and Council will endorse

Christine – yes

Eileen – how does it affect the Builders Remedy?

Christine – have Immunity, carries through next 10 years, unless regulations change or if there is a challenge.

Eileen – 44 is precluded, no one is building 44 units

Christine – it's a 2% set aside, not realistic to build that in Spring Lake Heights. Required to make 20% Affordable.

Brian – our situation of nothing available, no reason to wait?

Mark – no reason to wait

Eileen – even if extend the time limit, could be open to Builders Remedy lawsuit

Joe – used the 2020 survey?

Christine – to save money, Census Bureau sends survey for 5 year estimates. Used 5 year, more accurate

Eileen – have the statistics in the current Master Plan

Public Comments: none

Mark – for the record, there is no one from the public here

The elected officials here will endorse this with the Mayor and Council and will not vote on this proceeding. They are going to see it as an endorsement.

### **C. Resolution:**

Resolution #2025-14 Fourth Round Housing Plan Element and Fair Share Plan

Motion to approve: Brian Brendle      Seconded by: Chair Eilenberger

Voted in Favor: Adam Anzollin, Joseph Layton, Dennis Pearsall, Brian Brendle, Chair Eilenberger

Distributed updated Board Rules and Regulations to Board Members

Motion to adjourn: Councilwoman King

Seconded by: Brian Brendle

All members voted in favor to adjourn

Meeting adjourns: 7:39 pm

