

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

July 16, 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, Michael Milano, Councilwoman King
Councilwoman Degnan-Spang, Dennis Pearsall, Adam Anzzolin, Anna Kuntz, Joseph Layton

Board Members absent: Nancy Maclearie, Tom Martin, Brian Brendle, Roy Francolino

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

C. Applications:

1. Application #2025-07 700 Highway 71 LLC CARRIED TO SEPTEMBER 19, 2025

700 Highway 71 Block 70 Lot 21 MU2 Zone

Use and Bulk Variances for expansion of non-conforming use and for signage of existing hotel and banquet facility.

Motion to carry to September 19: Chair Eilenberger Seconded by: Dennis Pearsall

All members vote in favor to carry application to September 19.

2. Application #2025-08 Kyle & Kristina Laird

1203 Crosby Road Block 88 lot 22 R2 Zone

Bulk Variance for four foot fencing for existing single family residence

Diane Daboulas, Esq – attorney for applicant

Sworn In: Jerry, Christine, Kyle Laird, Kristen Laird

Daboulas – simple straight forward application for corner lot, fence technically in the front yard. The infamous dilemma with corner lot. 25 feet from the curb would be in the middle of their yard. Will have fence 10 feet from the curb, which is reasonable given the circumstances.

Christine – property on cul de sac, , side yard is the front yard, need variance for the fence

Kristen Laird – have a large side yard, have 2 young kids. Need fence for their safety to play in the side yard which is the majority of the yard area. Live near Park entrance, people don't realize its our property and they cut across the lawn. Need the fence so they know its someones property.

The picture in the application shows a white picket fence with scallops, white vinyl, 4 feet high, the post is 4 feet high, scallops are lower than 4 feet. There are other fences across the street.

Have neighbors here to support us. Need a variance because the majority of the yard is on the side. Had to take down trees in the front yard. Want to plant more trees, 2 or 3, big open area in the front

Dennis- back of lot has trees

K. Laird – combo of pine and arborvitaes, most are the neighbors, some trees on our property

Dennis – why 4 feet not 3 feet?

K. Laird – kids want a dog, and worry for safety of the kids. They like playing there

Dennis – only posts are 4 feet, scallops at 3.5 feet

Mike – will the shed remain?

K.Laird – was there when we bought the house

Jerry – the shed is existing

Eileen – the shed doesn't meet the side setback but it does for the rear

Jerry – they have a survey, need to show the contractor the survey so the fence is on your property and not in the right of way. Located 10 feet from the curb, maybe 12 -13 feet

Need surveyor to stake it out or call my office or Barbara or the Borough Engineer. Variance is for secondary setback, also fence on Jeanette and both sides of the lawn

Mark – locating fence within the property line

Jerry – need a stack out from the surveyor

Mark – any Board Questions? Any questions from the audience?

Questions from the audience – none

Eileen – any public comments?

Public Comments:

Peter McCue, 1207 Crosby, live on Jeannette and Crosby

Jim Healy- 1204 Crosby, fine with Lairds getting a 4 foot fence setback 10 feet, support Lairds

Mary Anne Healy, 1204 Crosby – fabulous apartments around the corner but people walk across their lawn, it's a safety issue. It will be an asset to the neighborhood this is the best town, keep up the good work, proud to live here

Eileen – 25 feet from property line is supposed to be three feet high fence

Christine- shed is existing, scope of the application is just the fence, the plan is not to scale

Fence will be 4 feet high setback 10 feet from the property line

Motion to approve: Dennis Pearsall

Seconded by: Councilwoman Degnan-Spang,

Voted in Favor: Michael Milano, Councilwoman King, Councilwoman Degnan-Spang, Dennis Pearsall,

Adam Anzzolin, Anna Kuntz, Joseph Layton, Chair Eileen Eilenberger,

Opposed: None

Dennis- the fence is good for the family and neighborhood, need to protect from people crossing your property – Good Luck

Eileen – I went by the property, beautiful, I see why you need this fence. Fence not in the right of way.

Mark – will have resolution for August 13

Motion to Adjourn: Dennis Pearsall

Seconded by: Councilwoman Degnan-Spang

All Members Vote to Adjourn

Adjourn at 7:30 PM