

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

**Minutes**

**September 10, 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, Brian Brendle  
Councilwoman Degnan-Spang, Dennis Pearsall, Roy Francolino, Tom Martin

**Board Members absent:** Nancy Maclearie, Michael Milano, Adam Anzzolin, Anna Kuntz, Joseph Layton

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

**A. Application:**

**CARRIED TO MEETING OF OCTOBER 15, 2025**

**1. Application #2021-09 308 Route 71 LLC**

**308 Highway 71, block 35 lots 50 & 51 MU2 Zone**

Preliminary and Final Site Plan, use variance, bulk variances for a three story mixed use building with off street parking for two commercial and six residential units.

Mark- reviewed the notices, the Board has jurisdiction. Recommend to carry without further notice.

Motion to carry to October 15: Tom Martin                      Seconded by: Chair Eilenberger

Voted in favor to carry: Chair Eileen Eilenberger, Councilwoman King, Brian Brendle

Councilwoman Degnan-Spang, Dennis Pearsall, Roy Francolino, Tom Martin

**C. Minutes**

Meeting of June 18, 2025

Motion to approve: Councilwoman King      Seconded by:

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Brian Brendle

Councilwoman Degnan-Spang, Dennis Pearsall, Tom Martin, Roy Francolino

Opposed: None

Meeting of July 16, 2025

Motion to approve: Councilwoman King      Seconded by: Councilwoman Degnan-Spang

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Brian Brendle

Councilwoman Degnan-Spang

Opposed: None

**D. Resolution:**

**Resolution #2025-17      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

Mark - have the attorney and applicant to address the resolution

Diane Daboulas, Esq – attorney for applicant for 1203 Crosby Road. In July received relief from Section 22-512.5A and was requesting a 4 foot fence instead the required 25 feet from the streetline wanted 10 feet from the streetline. The Code Official gave the permit for 10 feet from the property line. The notice and the application said 10 feet from the streetline. The engineer said to make sure its not in the right of way so make it 11 feet from the curb. Resolution needs to be corrected to say 10 feet from the curb for the fence in the secondary front line.

Jerry – the roadway is the Municipal right of way with 10 feet on each side. Right of way and property line are the same. Its confusing – 25 feet from the property line is the setback. Go 12 feet back so you are sure. Not 10 feet from property line.

Barbara – In your notice and application, did you say from the streetline.

Daboulas- yes, streetline

Barbara -in the Borough Ordinance the street line is the property line. The notice and their application was from the street line which is the same as property line. Street line is not the curb line. Streetline, property line and right of way line are the same. Curb line is different. If the Board wants it 10 feet to the curbline, then you need to agree to that wording and not say streetline.

Mark – This is the first meeting since that meeting it was approved. Will add language to prior adoption. Will revise #16 for secondary front to say minimum 10 feet from the curbline

Motion to approve Resolution with revision :      Councilwoman King

Seconded by: Councilwoman Degnan-Spang,

Voted in favor of Resolution: Dennis Pearsall, Councilwoman King, Councilwoman Degnan-Spang,  
Chair Eileen Eilenberger

Motion to Adjourn: Tom Martin

Seconded by: Brian Brendle

All Members Vote to Adjourn

Adjourn at 7:20 PM