

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

September 17, 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, Brian Brendle, Dennis Pearsall, Tom Martin, Michael Milano

Board Members absent: Nancy Maclearie, Adam Anzzolin, Anna Kuntz, Joseph Layton Councilwoman King, Councilwoman Degnan-Spang, Roy Francolino

Board Professionals present: Mark Kitrick Esq., Barbara Van Wagner, Secy.

C. Minutes:

Meeting of September 10, 2025

Motion to approve: Tom Martin

Seconded by: Chair Eilenberger

Voted in Favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin

Opposed: None

C. Resolution:

Resolution #2025-18 7-11 Highway 71, block 14, lots 221, 222, 223 Ronak Donuts, LLC

Motion to approve: Tom Martin

Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin, Michael Milano

Opposed: None

D. Application:

1. Application #2025-07 700 Highway 71 LLC CARRIED TO DECEMBER 10, 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 December 10: Tom Martin

Seconded by: Chair Eilenberger

Voted in favor: Chair Eileen Eilenberger, Brian Brendle, Dennis Pearsall, Tom Martin, Michael Milano

Opposed: None

Motion to Adjourn: Brian Brendle

Seconded by: Tom Martin

All Members Vote to Adjourn at 7:20 pm