

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

January 14, 2026

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.

Flag Salute

A. Roll Call:

Board Members present: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Richard Thumann, Roy Francolino, Tom Martin, Anna Kuntz

Board Members absent: -

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

B. Minutes:

Meeting of November 12, 2025

Motion to approve: Brian Brendle Seconded by: Chair Eilenberger

Voted in favor: Brian Brendle, Chair Eileen Eilenberger, Councilwoman King, Michael Milano, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: none

New Business - Annual Board Reorganization

1. Nominations and Appointments for 2026 Board Offices, Staff and Professionals:

Board Chairperson: Eileen Eilenberger

Motion: Brian Brendle Seconded by: Councilwoman King

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

Board Vice-Chairperson: Brian Brendle

Motion: Tom Marting Seconded by: Councilwoman King

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

Board Secretary: Barbara Van Wagner

Motion: Councilwoman King Seconded by: Tom Martin

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

Board Attorney: Mark Kitrick

Motion: Chair Eilenberger Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

Board Planner: Christine Bell, of Leon Avakian

Motion: Chair Eilenberger Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

Board Engineer: Michael Shafai, of Leon Avakian

Motion: Chair Eilenberger Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

2. 2026 Planning Board Official Newspapers

Motion to approve: Councilwoman King Seconded by: Tom Martin

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

3. 2026-Planning Board Meeting Schedule

Motion to approve: Councilwoman King Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin

Opposed: None

C. Resolutions:

Resolution #2026-01 Board Secretary – Barbara Van Wagner

Motion to approve: Chair Eilenberger Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin,

Resolution #2026-02 Board Attorney - Mark Kitrick

Motion to approve: Councilwoman King Seconded by: Tom Martin

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin,

Resolution #2026-03 Board Planner- Christine Bell, of Leon S. Avakian, Inc.

Motion to approve: Councilwoman King Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin,

Resolution #2026-04 Board Engineer – Michael Shafai of Leon S. Avakian, Inc.

Motion to approve: Chair Eilenberger Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin,

Resolution #2026-05 2026 Planning Board Official Newspapers

Motion to approve: Councilwoman King Seconded by: Brian Brendle

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin,

Resolution #2026-06 2026-Planning Board Meeting Schedule

Motion to approve: Brian Brendle Seconded by: Chair Eilenberger

Voted in favor: Chair Eileen Eilenberger, Councilwoman King, Councilman Dayton Lonsdale, Michael Milano, Brian Brendle, Adam Anzzolin, Joseph Layton, Roy Francolino, Tom Martin,

Eileen- want to make some comments regarding board procedures. For applications to be deemed complete, they need to follow the requirements on the checklist and all the data should be collected, or need to ask them for more information. Would like to have a review of the requested variances so the Board knows what they are voted on and all the conditions of approval be reviewed. It is the responsibility of the Board to attend all that they can. The alternates don't know if they will be called on. They can ask questions even if they can't vote Board should all have a copy of the Master Plan. The Land Use Board is a quasi-legal entity and subject to appeal. We work hard on developing the ordinances so we want people to get as close to the ordinance as possible. Board members should review all of the information prior to the meeting, including the Board Professional reports.

The procedure is that the applicant presents their application, then will have questions from the Board and then the Public. The decision is based on testimony from the professionals and reports and testimony given at the meeting. If its not presented at the meeting, then info should not be considered.

Mark – Board members should give a reason for their vote. Alternate members can ask questions and Participate but can't vote if the full Board is present. Members are not giving up their Constitutional Rights if within 200 feet of the application, can ask questions like other residents, but if it's a conflict, then recuse yourself and can't stay in the room. Elected Officials can't hear Use Variance applications.

Eileen- we are working on Sections 300 and 500 and the Chart - of the Land Use, it was submitted to the Borough Attorney for review. The changes for Section 600 are finished. If anyone has any changes you want to make, this is your opportunity. Council doesn't make many changes.

Mark - I have a resolution for going into Executive Session to discuss litigation, the public is excluded.

Motion to go into Executive Session: Councilwoman King Seconded by: Brian Brendle

All members vote in favor to go into Executive Session.

D. Executive Session:

7:12 PM Discussion in private session regarding litigation matters for: 7 – 11 Highway 71

7:28 Pm Motion to come out of Executive Session: Tom Martin Seconded by: Councilwoman King

Motion to adjourn: Brian Brendle Seconded by: Councilwoman King

Meeting Adjourned: 7:28 PM