

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

March 11, 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: Councilwoman King, Councilman Dayton Lonsdale, Brian Brendle, Joseph Layton, Richard Thumann, Roy Francolino, Anna Kuntz

Board Members absent: Michael Milano, Adam Anzzolin, Tom Martin

Chair Eileen Eilenberger

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

A. Minutes:

Meeting of February 18, 2026

Motion to approve: Councilwoman King Seconded by: Richard Thumann

Voted in favor: Councilman Lonsdale, Councilwoman King, Richard Thumann, Brian Brendle, Joseph Layton

B. Applications: None

C. Discussion:

Land Use Board review and recommendations for Mayor and Council for proposed COAH and Fair Housing Ordinances to adopt an Amended Fourth Round Housing Element and Fair Share Plan

Mark – This is a public hearing so we will have testimony from Christine Bell the Board Planner regarding the proposed Fair Housing Ordinance referred from Mayor and Council

(Christine Bell sworn in)

Christine – This is a public hearing to adopt the amended Housing Element and Fair Share Plan. We adopted the Housing Element and Fair Share Plan in June, needed to be adopted by June 30 for temporary immunity from Builder's Remedy We had til the end of August for any challengers to the Plan. There were two challengers and we negotiated in front of the courts to have the settlement by December 31 and have til March 15 to adopt everything in the Plan. Due to the challengers and negotiations process, we needed to amend the plan – only change was the AH5 Overlay Zone. At the last meeting, we reviewed the ordinance for consistency. Only change to the plan is the paragraph with the Fair Share. Ordinance #2026-03 was adopted for establishing the overlay zone for block 53 lots 4 & 5 and block 67 lot 5 which allows for multifamily residential up to 3 stories with a mandatory set aside for affordable housing. It is just a mechanism for the Borough to meet its unmet need. That's the only change to the amended plan

Brian – at the last meeting, we went through this very thoroughly, this is for one paragraph change

Anna- how did you decide on these two properties, other properties available

Christine- wasn't involved in negotiations, but one property was one of the objectors.

Anna – how did you chose the TD Bank site?

Christine- was an overview of the whole process, this property had potential to be developed and is currently in a mixed use zone and it will remain as the underlying zone, its close to residential so it made sense to have this residential.

Anna – can it be developed as single families?

Christine- no, it has an overlay zone

Anna – can it be a restaurant?

Christine – yes, its in the mixed use zone. It has an overlay zone as a mechanism for the Borough to meet its unmet needs. We did a vacant land adjustment since its lacking developable land for Spring Lake Heights to meet the full obligation so came up with a number that could meet potential. Since can't meet the full obligation as set forth by the State, this zone provides the ability for affordable housing to occur through redevelopment for affordable housing. The overlay zone would allow for multifamily providing the ability to meet the need.

Anna – people concerned with the height and how many units, will be multifamily or condo complex and will have affordable housing, not single families?

Christine – its an overlay zone as discussed at the last meeting which allows multifamily up to 24 units per acre, if do mixed use then its 20 units per acre

Anna – this allows residential on the first floor but without mixed use

Christine – can do mixed use or overlay with affordable housing

Mark – for the record, no public in attendance. Christine explained the Plan. It is the Board's obligation to adopt the Plan so I prepared a Resolution to adopt the Plan - there is a March 15 deadline.

Brian – we will adopt the Resolution tonight

Joe-whole process is backwards, normally adopt the Master Plan and then the Zoning Ordinance after the Master Plan. In this case because of the Affordable Housing Court Regulations, need to adopt the Ordinance.

D. Resolution:

Resolution 2026-10 – Adopting an Amended Fourth Round Housing Element and Fair Share Plan

Motion to approve the adoption of the amendment to the Master Plan : Joseph Layton

Seconded by: Brian Brendle

Voted in favor: Councilwoman King, Councilman Dayton Lonsdale, Brian Brendle,

Joseph Layton, Richard Thumann, Roy Francolino, Anna Kuntz

Opposed: None

Mark – Adopting the Amended Fourth Round Fair Share Housing Element and Fair Share Plan

Motion to adjourn: Brian Brendle

Seconded by: Richard Thumann

Meeting Adjourned: 7:11 PM