

BOROUGH OF SPRING LAKE HEIGHTS LAND USE BOARD

Minutes

April 8, 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, Brian Brendle, Joseph Layton, Richard Thumann, Roy Francolino, Anna Kuntz, Michael Milano, Tom Martin, Chair Eileen Eilenberger

Board Members absent: Councilman Dayton Lonsdale, Adam Anzzolin,

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

B. Minutes: Meeting of March 11, 2026

motion to approve: Richard Thuman seconded by: Anna Kuntz

Approved by: Councilwoman King, Roy Francolino, Richard Thuman, Brian Brendle, Joseph Layton, Anna Kuntz

B. Discussion:

1. Land Use Board review and recommendations for Mayor and Council for proposed Ordinance 2026-04-amending Chapter 22, Article III Section 302(definitions), Section 502.1 (Number Listed; Setback, etc.), Section 505 (Buffers), Section 507 (curb cuts, driveway aprons, etc.), Section 512.5 (height), Section 531 (swimming pools) of the revised General Ordinances of the Borough of Spring Lake Heights

Eileen – we wanted it in this section but it will also be in Section 600

Joe- had a question regarding garages, has the size changed?

Eileen- changed from 720 square feet to 600 square feet and sheds from 400 to 200

Brian- if they didn't have a garage

Sworn In- Christine Belle

Christine – I reviewed the proposed ordinances and they are consistent with the Master Plan. As stated in my report - The 2019 Master Plan Reexamination Report set forth the comprehensive goal as a built out community, manage and direct the gradual evolution of land use patterns in such a way as to maintain its character as a seaside residential community and the objective is to develop regulations that maintain the character and scale of buildings, as well as the traditional streetscape elements of the established residential neighborhoods in the Borough. This ordinance updates a number of requirements as they relate to buffers, detached garage size, driveways, fences, and swimming pools to allow for Spring Lake Heights to maintain its character as seaside residential community. As such, Ordinance 2026-04 is consistent with the Borough's Master Plan. Want to maintain scale of buildings, not many 3 car garages, 2 car garages are more in character.

Tom – had someone come to the Board last year

Eileen- had someone who couldn't fit stuff in garage

Christine- building requirement is in Zoning standards

Eileen – wanted to define garage and accessory structures

Mark – our charge is to determine if the proposed ordinances are consistent with the Master Plan sent to Board from Mayor and Council. Christine has testified that the ordinances consistent with the Master Plan and I prepared a memo.

Motion to approve Memo to Mayor & Council : Brian Brendle Seconded by: Councilwoman King

2. 2025 Annual Land Use Board Report by Christine Belle

Christine – In 2025, the Board heard 9 applications, located within a number of Zone districts, one was for a commercial application located in the MU2 Zone – the Dunkin application, three were for residential uses located in the MU 2 Zone and 5 were residential in the residential zones. The uses in the MU 2 Zone were all existing uses coming for use variances for setback and lot coverage and were existing non-conforming uses. Do not recommend any other ordinance changes based on the applications.

Eileen- looked to see if any changes affect applications but nothing is affected

Mark – I prepared a letter to send to Janine for the Council

Eileen – we changed the size of garages because have pre-existing conditions. Revised sign ordinance to make sign chart to make it easy to look at for reference. Basically in there but have to find the info.

Brian – basically one sign allowed

C. Resolution:

Resolution 2026-11 – Amendments to Chapter 22, Article III, Section 302, Section 502.1, Section 505, Section 507, Section 512.5, Section 531

Motion to adjourn: Brian Brendle

Seconded by: Tom Martin

Meeting Adjourned: 7:22 PM