

**BOROUGH OF SPRING LAKE HEIGHTS
LAND USE BOARD
AGENDA
SPECIAL MEETING
September 30, 2026 at 7:00 pm**

A. Announcement:

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.

B. Flag Salute

C. Roll Call

D. Minutes:

Meeting of April 15, 2026

E. Application:

1. Application 2026-01 John Phillips III

Carried from August 19, 2026

610 Highway 71 block 72 lot 15 R-5 Zone

Use Variance and bulk variances to add a new second floor to the existing single family dwelling that fronts on Highway 71 and enlarge the rear structure and convert to single family dwelling fronting on Essex Avenue and add an attached garage to the rear structure

F. Discussion:

Land Use Board review and recommendations for Mayor and Council for proposed Ordinance 2026-14-amending Chapter 22, Article VI Section-Zoning Regulations of the Municipal Land Use of the Borough of Spring Lake Heights

G. Application:

2. Application 2026-02 Mark Blunda

613 Warren Avenue, block 68 lot 7 MU2 Zone

Use and bulk variances for conversion and expansion of a commercial use to a single family dwelling