

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
OCTOBER 8, 2014**

The regular meeting of the Spring Lake Planning Board was held on the above date at 7:00 PM in the Municipal Building, 423 Warren Avenue, Spring Lake, NJ.

Chairman Nicholas Sapnar called the meeting to order, led everyone in the Pledge of Allegiance to the Flag and announced that this meeting is being held in accordance with the Open Public Meetings Act and adequate notice has been published and posted per Chapter 231 P.L. 1975.

The Board Secretary called the roll for attendance. Present were Larry Iannaccone, Michael Burke, Ph. D., Cindy Napp, Walter Judge, Matthew Sagui, Kathleen Scotto, Lisa DeBerardine, and Chairman Nicholas Sapnar.

Chairman Sapnar called for a motion to approve the minutes of the September 10, 2014 meeting.

Motion by Judge, seconded by Napp, that the minutes of the September 10, 2014 meeting, as amended be adopted. On roll call Board Members Napp, Judge, Sagui, Scotto, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

Ordinance Review:

Ordinance No. 2014-014 – AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 225, "LAND DEVELOPMENT", OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SPRING LAKE, NEW JERSEY

Chairman Sapnar explained that the Ordinance being considered is in connection with generator pads; the ordinance would allow a resident to have a generator pad installed without it counting toward their impervious coverage. He added that the original suggestion was fifteen (15) feet however it was increased to twenty five (25) feet.

Mr. McGill suggested the ordinance should read that generator pads of twenty five (25) feet or less not be considered as impervious coverage rather than less than twenty five (25) feet.

Motion by Chairman Sapnar, seconded by Judge, to have Mr. McGill write a letter to the Council, that the Planning Board agrees this ordinance is consistent and to proceed with the adoption of this ordinance with the recommendation. On roll call Board Members Iannaccone, Burke, Judge, Sagui, Scotto, DeBerardine, and Sapnar voted Aye. None voted no. Motion carried.

Lyle Marlowe, 110 Pennsylvania Avenue stated that builders are coming in and maximizing the lot coverage. He feels that driveways are not really driveways anymore, they use gravel instead. When the house is sold the new owners do not like the gravel so they put down grass with concrete strips. He thinks that the town no longer looks like Spring Lake, it looks like Stone Harbor where all the lawns stone. He believes that this may be an opportunity to start pressing for reduced coverage of all the lots.

Chairman Sapnar explained stone driveways would be counted as an impervious coverage. He added that in many cases the home owners will obtain permits at the max percentage coverage and get all of the proper approvals, the home owners will then add whatever they want to the property without permits. Mr. Marlowe suggested reducing the lot coverage. Chairman Sapnar explained that if the lot coverage is reduced there will be more properties that do not obtain proper permits. Mr. Marlowe feels that the houses should be smaller. Chairman Sapnar stated that would be the building coverage. Mr. Marlowe agreed and suggested that the building coverage be reduced. Chairman Sapnar does not feel that the building coverage would be reduced; the ordinance has been in effect for many years. Mr. Sagui added that the real issue is the impervious coverage. Mr. Marlowe ended with the character of Spring Lake should be saved there should be a step change. Chairman Sapnar explained that will be taken into consideration.

Motion by Judge, seconded by Burke, that the meeting be adjourned. On roll call all Board Members voted Aye. None No. Motion carried. Time: 7:15 P.M.

Respectfully submitted:


Dina M. Partusch-Zahorsky
Board Secretary