

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
NOVEMBER 4, 2015**

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 Joseph Rizzo, Larry Iannaccone, Michael Burke, Ph.D., Cindy Napp, Walter Judge, Councilman Matthew Sagui, Melissa Smith Goldstein, Lisa DeBerardine, Stuart Patterson, Maryann Rooney, and Chairman Nicholas Sapnar.

Chairman Sapnar announced that CAL#4-2015 Pelmont, LLC will be carried to December 9, 2015, notice will not be required.

Chairman Sapnar announced that CAL#8-2015 DeMaio has withdrawn the application.

Motion by Sapnar, seconded by Judge, that CAL#8-2015 DeMaio application be dismissed without prejudice. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Sagui, Goldstein, DeBerardine, Patterson, Rooney, and Sapnar voted Aye. None voted no. Motion carried.

CAL#11-2015 Lynch
2119 Edgewood Place
Block 126, Lot 48

Michael Rubino, applicant's attorney had the exhibits marked into evidence.

Mr. Rubino explained that the Lynch's kept the variances to a minimum of front yard setback, rear yard setback, and building coverage.

Craig Lynch, homeowner was sworn in. Mr. Lynch explained that this was once a second home for his family, now they would like to move here permanently. He explained that the house is in need of renovation and he would like to make it larger to be able to fit his family. He added that he understood going into this project that it would be difficult given the size of the lot but he loves the neighborhood and would like to stay. He explained that he has never rented out his home expect for during Hurricane Sandy when people needed places to live.

Paul Lawrence, Professional Architect was sworn in and accepted by the Board. Mr. Lawrence explained that the lot size is half of what is expected in this zone and is extremely difficult to follow all of the zone requirements on this size lot. He explained that the applicant would like to have a front porch to be in character with the shore community. He discussed the first and second floor plans.

Chairman Sapnar asked why the proposed home is parallel with the side instead of the front. Mr. Lawrence answered that the front and rear yard setback were improved and the rooms worked out better.

Mr. Rizzo asked about the height of the proposed home. Mr. Lawrence answered thirty three feet high.

Mr. Hilla asked if there is going to be a basement. Mr. Rubino answered yes.

Mrs. Napp asked about bilco doors for outside access to the basement. Mr. Lawrence answered there are no outside bilco doors.

Joseph Kociuba, Professional Engineer and Professional Planner was sworn in and accepted by the Board. Mr. Kociuba explained he would have no issue moving the house slightly so that it is parallel to the right property line. Mr. Kociuba explained with the stoop where it is currently located, two cars would be able to fit in the driveway. It would be rather narrow to provide the two foot setback off of the property line. He added that if the Board permits he would like to encroach on the driveway setback to one foot off the property line so that two parking spots can comfortably fit, this was not shown on the plans.

Mr. Rizzo suggested moving the mudroom door to the rear so that there would be more room. Chairman Sapnar added that the AC units will have to be removed. Mr. Kociuba has no objections and the amendments will be made.

Mr. Kociuba explained that the existing building was built in the 1950's. He added that he is proposing to construct a two and a half story residential dwelling fully conforming to the impervious coverage, the side yard setback, and the building height. He explained that the front yard setback is in character with the neighborhood, the prevailing setback is 21.67 feet. He explained that the benefits of this variance application outweigh the deterrents.

Mr. Burke asked about the six houses on the same side of the block are all one and a half story or smaller. Mr. Kociuba agreed, across the street there are a few two story homes.

Mr. Hilla asked if there is any intention for a conforming shed. Chairman Sapnar stated that he was also going to bring that up; there is an existing shed with no garage. Mr. Hilla asked what the dimensions are of the current shed. Mr. Kociuba believes it is eight by eight. Mr. Hilla explained that one hundred square feet would be allowed.

Mr. Rubino requested a variance for the setback from the house to the future shed which would conform in size and the rear and side yard setback.

Mrs. Napp asked if the basement will be finished. Mr. Kociuba answered yes.

Mr. Kociuba stated that at a minimum setback from the house of nine feet, a ten by ten foot shed would be able to fit.

Julie Monagle, 2117 Edgewood Place explained that she is the neighbor to the north. She added that she has a one and half story house which in the future she will be raising the roof and adding a second story.

Dennis Van Pelt, 2120 Edgewood Place stated that the Lynch's have been their summer neighbors. He lives directly across the street and he would love to have the Lynch's here fulltime. He added that during Hurricane Sandy Mr. Lynch had filled his SUV with flashlights, batteries, coolers, ice, and water and distributed the supplies to the neighborhood.

Motion by Judge, seconded by Rizzo, that the Board go into caucus. On roll call all Board Members voted Aye. Motion carried.

Motion by Iannaccone, seconded by Judge, that the Board come out of caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the amended application be approved. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Sagui, Goldstein, and Sapnar voted Aye. None voted no. Motion carried.

Ordinance Review:

Ordinance No. 2014-009 – AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 225, LAND DEVELOPMENT, SECTIONS 13 (C) & 34 (A) OF THE BOROUGH CODE

Mr. McGill discussed his suggestions for the ordinance review.

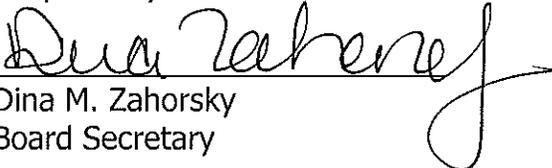
The Board's suggestions were that the wording of the ordinance be amended to include the word "and" before the proposed word "ventilation". Also, that a definition be included under Borough Ordinance 225-7, Definitions, or other description of the term "maximum horizontal cross section" be made to assist lay persons in understanding the requirements of the ordinance. Finally, that the ordinance be amended to reference "equipment penthouses" rather than simply "penthouses" to more clearly define the permitted use of such structures.

Motion by 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 recommendations. On roll call Board Members Rizzo, Iannaccone, Burke,

Napp, Judge, Sagui, Goldstein, DeBerardine, Patterson, Rooney and Sapnar voted Aye. None voted no. Motion carried.

Motion by Judge, seconded by Burke, that the meeting be adjourned. On roll call all Board Members voted Aye. None No. Motion carried. Time: 8:23 P.M.

Respectfully submitted:


Dina M. Zahorsky
Board Secretary