

**AMENDED MINUTES OF THE
SPRING LAKE PLANNING BOARD
May 11, 2016**

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, Walter Judge, Matt Sagui, Melissa Smith-Goldstein, Lisa DeBerardine, and Chairman Nicholas Sapnar.

Motion by Sapnar, seconded by Judge, that the minutes of the March 9, 2016 regular meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Judge, Sagui, Goldstein, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the amended minutes of the April 13, 2016 regular meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Judge, Sagui, Goldstein, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

Amended Resolution #16-2015 Lynch

Mr. McGill explained that the original resolution had not placed the condensers in the location that the Board had approved. After reviewing the recording of the November 4, 2015 meeting, he amended the resolution.

Motion by Sapnar, seconded by Judge to approve amended Resolution #16-2015. On roll call Board Members Rizzo, Iannaccone, Judge, Sagui, Goldstein, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

Resolution #14-2016 Magrini

Motion by Sapnar, seconded by Judge to approve Resolution #14-2016. On roll call Board Members Rizzo, Iannaccone, Judge, Sagui, Goldstein, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

Resolution #15-2016 Pelmont

Motion by Sapnar, seconded by Judge to approve Resolution #15-2016. On roll call Board Members Rizzo, Iannaccone, Judge, Sagui, Goldstein, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

CAL#3-2016 Kerr
300 Salem Avenue
Block 28 Lot 19

Megan Kerr, Edward Kerr, Jr., applicants and Joseph Walker, architect, were sworn in.

Mrs. Kerr testified that they have lived in their home since 2010. They love the neighborhood. Now that she is pregnant with their fifth child, they looked into renovating and discovered that they are now in a flood zone, which effected their decision to build a new home instead of renovate.

Mr. Walker was accepted by the Board. He presented drawings of a 2 ½ story dwelling, which were marked into evidence. The biggest challenge was the location on a corner lot. The front entrance will be refocused to Salem Avenue from Third Avenue. They will introduce architectural detail to the street facing facades so that they can maximize the building envelop while keeping the wall from being a flat surface. Porch will wrap around the house. Garage will have an oversized door that is street facing. They will add an alcove with an accessible man door access, which is covered to add architectural detail. Mr. Walker testified regarding the engineer's report: The front yard setback on Salem is proposed at 19.5 feet, the neighboring property is approximately 20 feet and the houses to the west down Salem Avenue are consistent with the proposal. Some have porches that go further into the setback. The finished first floor elevation is 3 feet above the base flood elevation. On the Third Avenue side, he tried to deal with the problem of creating a long skinny house. He reviewed previous variances on similar properties and compared to 320 Jersey Avenue. Principal building coverage is over by 62 feet. It is mainly made up of the stairs necessary for a house in a flood zone that must be elevated. Porch and porch roof overhang add detail to the façade. The porch will be a fully useable porch. They will replace sidewalks and curbs. They will keep or replace the street trees. The patio is positioned with the lot area left as the motivation. The AC units comply with the required setback and forced them to move the patio closed to the street. The curb cut is 25 feet. The driveway directly across the street is the same size. The new utility service will comply with the requirements. They only have six inches for drainage pipes. Mr. Hilla suggested a shallow pipe with a pop up. There is an inlet for storm drainage at the corner of the property. They will look into going into the inlet for drainage.

Motion to go into caucus by Judge, seconded by Rizzo. All Board Member voted Aye. None No.

Motion to come out of caucus by Judge, seconded by Rizzo. All Board Members voted Aye. None No.

Motion by Sapnar, seconded by Judge to approve the application with the condition that the garage not be expanded, there will not be an accessory building, service will go underground, tie into the inlet, and replace trees that are damaged. On a Roll Call Board Members Rizzo, Iannaccone, Judge, Sagui, Goldstein, DeBerardine and Sapnar voted Aye. None No.

CAL#1-2016 Hansen
114 Tuttle Avenue
Block 110, Lot 5
Carried from March 9

Mr. Rubino explained that considering the comments of the Board Members and neighbors. The applicant adjusted the plans in late April. A subsequent meeting with a neighbor elicited additional changes. There will be a new garage and the addition will be reduced in size. The generator will be moved to the second floor of the garage on the north side more than 10 feet from property line.

Bushes will screen the mechanical equipment in the rear yard. He explained the discrepancies on the previous survey. The surveyor did not include some the incidental items; such as steps. The approved plan stated 25.6% building coverage but the actual was 26.5% and currently proposed is 26.9%. Similarly, impervious coverage proposed was 47% actual was 48% and proposed is 44.25%. they are making garage comply with setback requirements and improving impervious coverage. Plans dated 5/11/16 submitted into evidence.

Brendan McHugh, architect, sworn in and accepted. Mr. McHugh went through the plans. The garage will be L-shaped and will allow for more yard space. There will be a rinse only shower. The second floor addition to the house will be reduced by 8'1" on the northern side of the house. The generator will be more than 10 feet from the property line. He is confident that being inside the garage and given the newest technology, the noise dampening effect will be effective. They will look into noise dampening siding. Pictures submitted into evidence. Garage to the north is about 2 feet lower than the proposal. Opening for generator will be about 2 feet down on the side of the neighbor's garage, which may help to muffle the sound.

Ray Carpenter, engineer, was sworn in and accepted. Plot Plan dated 5/11/2016 was marked into evidence. The plan shows the reduced size of the addition, the relocation of the garage and generator. The 2007 As-Built did not include the bilco doors, the chimney, the steps and AC units. They were approved as part of the variance in 2007 but the final As-Built was done incorrectly. The increase in the building coverage is the north side of the deck, which serves as architectural detail. Current Building Coverage: 26.5% Proposed: 26.9% Current Impervious Coverage: 48% Proposed: 44.25%. The electric service over the pool will be addressed and done according to the requirements of JCP & L.

Motion by Judge, seconded by Rizzo to go into caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by Judge, seconded by Rizzo to come out of caucus. On roll call all Board Members voted Aye. None No.

Motion by Sapnar, seconded by Judge to approve the application based on the revised plans showing the second floor reduced, showing the generator off of the back, putting sound proofing in that area, no additional accessory building, landscape screening around the pool equipment and only cold water rinse station outside. On a roll call Board Members Rizzo, Iannaccone, Judge, Sagui, DeBerardine, Sapnar voted Aye. None No.

Ordinance 2016-003

There was a discussion about the 6 foot setback and if that needs to be restated. It was agreed that the setback is covered in the patio section. There were some typographical issues that were cleaned up. Discussion of building coverage and impervious coverage ensued.

Motion by Sapnar, seconded by Judge to draft a letter to the Council to recommend the changes to the wording and to confirm that the Board finds the ordinance consistent with the Master Plan. On a roll call Board Members Rizzo, Iannaccone, Judge, Sagui, DeBerardine, Sapnar voted Aye. None No.

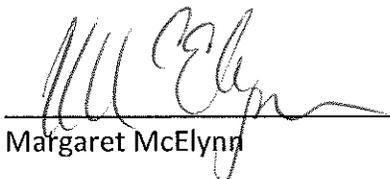
There was a discussion of driveways in the R-2 Zone.

Motion by Sapnar, seconded by Judge to recommend to the Council that they consider allowing driveways in the R-2 Zone only to be one foot from the property line rather than two feet. On a roll call Board Members Rizzo, Iannaccone, Judge, Sagui, DeBerardine, Sapnar voted Aye. None No.

Discussion of the requirements to have a special meeting to approve the resolutions from this meeting. Five members will be required. The meeting set for 5/19/2016 5:30 PM. Public notice will be published.

Motion to adjourn by Sapnar, seconded by Judge. All members Aye. None No. Motion carried.
Time: 8:37 PM.

Respectfully Submitted:



Margaret McElynn