

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
July 13, 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.

Acting-Chairman Walter Judge 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, Matt Sagui, Melissa Smith-Goldstein, Lisa DeBerardine, Mary Ann Rooney and Acting Chairman Judge.

Motion by Judge, seconded by Sagui, that the amended minutes of the June 8, 2016 regular meeting be adopted. On roll call Board Members Iannaccone, Burke, Sagui, Goldstein, DeBerardine, Rooney and Judge voted Aye. None No. Motion carried.

Resolution #19-2016 Rickwood

Motion by Judge, seconded by DeBerardine to approve Resolution #19-2016. On a roll call Board Members Iannaccone, Burke, Sagui, Goldstein, DeBerardine, Rooney and Judge voted Aye. None No. Motion carried.

CAL#2-2016 O'Connor/Godfrey
330 Second Street
Block 13 Lot 2.01

Michael Rubino, applicant's attorney, explained that at a meeting with his client and the architect, after the revised plans were submitted, they agreed to shrink the house further in size. The Board did not have time to review the revised plans before the meeting. There was a discussion of the implications and legal ramifications.

Motion by Judge, seconded by Burke to carry the application to the August meeting with no notice required. On a roll call Board Members Iannaccone, Burke, Sagui, Goldstein, DeBerardine, Rooney and Judge voted Aye. None No. Motion carried.

Addressing an audience members concern about change of ownership, Mr. Rubino stated that they will re-notice.

CAL#5-2016 Drudy
7 Valendra Court
Block 127, Lot 3

Board Member Rooney recused herself. She is an interested party.

Michael Rubino, applicant's attorney entered items into evidence.

Mr. Rubino reminded the Board that Valendora Court is unusual in Spring Lake and is a small street with small lots. The Drudy's purchased the house within the past year and love the community. They have two children. The house is small and they want a small addition to make the space better for their daughters.

Janet Drudy was sworn in. She grew up in Freehold. They have wanted to move to Spring Lake since before they were married. Their daughters are 11 and 13 years of age. They want to bump out on the east side where the bathroom and bedrooms are located. The house of the neighbor to the east is set very far up on the property and would not be impacted by their addition. They are adding dormers for character on the attic, which has pull down stairs.

William Rooney asked how far will the shed be from the property lines to the back and the west. Architect will answer during his testimony.

Paul Damiano was sworn in and accepted. The existing house is 916 square feet on a crawl space. Lot frontage is 88.47 feet, where 50 feet is required. A shed will be removed. The 11.3 foot addition will bring the house to 11.54 feet off the property line, which is conforming. The variance is needed because of the lot depth 58.18 feet, where 125 feet is required. The entry to the house is on the side by the kitchen. They do not use the west side door that faces Valendora. The proposed shed will be 6.05 feet off the west and south property line. That is conforming. They will be removing slab at the back of house to try to improve the lot coverage. Other houses in the neighborhood have similar setbacks. Parking is tough. There is front facing and side by side parking along the street. There will be a patio for outdoor living space at the edge of the driveway. They propose a gravel flare at the driveway for additional parking space, which is similar to what the neighbor is doing. On the inside they are adding closet space and a master bath and improving the flow of the main bathroom. They are also moving the laundry room.

7:36 PM Mr. McGill noted the arrival of Board Member Rizzo and informed him that he was able to participate but would not be able to vote on the matter that he had not heard in full.

The lot is an undersized lot and they would not have enough space to build anything without a variance. The driveway is 21 feet long in the side yard to permit a car to be parked. The gravel is included in the impervious coverage. Mr. Hilla noted the gravel area in the front yard would be considered a structure. Parking Borough Code: 225-34f: Parking in the front yard prohibited. Discussion of the parking area ensued and whether or not it created a variance condition. Mr. Damiano testified that the street is very narrow and parking is difficult. The next door neighbor has the same condition in concrete. Other neighbors have similar driveways. The drainage plan would require a setback variance. Mr. Hilla stated that it would be good to add drainage and a discussion of the best method to accommodate a drywell occurred. The drywell will be 6 feet from the front property line and be 4 feet wide not to exceed 20 feet in length. Most houses on the street are 1 – 1 ½ story, they did not consider 2 stories because of light and air considerations.

Bill Rooney, 13 Valendora, asked about shed, greenery and parking. It will be 10' x 10' and be sided with the same siding as house. There is the ability to plant greenery between his driveway and the Drudy's property. A parking area needs to be paved.

Mr. Rooney, 13 Valendora Court, was sworn in. He has owned property on the street since 1977 and there have been no improvements to 7 Valendora since they moved in. They are glad that there will be improvements. His concern is about the parking. His driveway is a double driveway but it goes all the way back so that the parking is in the rear of the house. He thinks that the pull out will be unattractive and does not want it.

Mr. Damiano stated that the similarity would be to the double driveway that is in the front of the house.

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

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

Motion by Judge, seconded by Burke to approve the front and rear setbacks as they pertain to the addition. On a roll call Board Members Iannaccone, Burke, Sagui, Goldstein, DeBerardine and Judge voted Aye. None No.

Motion by Judge, seconded by Burke to deny the variance for the expanded driveway in the front yard. On a roll call Board Members Iannaccone, Burke, Sagui, DeBerardine and Judge voted Aye. Goldstein No.

Motion by Judge, seconded by Burke to approve the front setback for the drywell 6 feet from the property line 4 feet wide and not to exceed 20 feet long. On a roll call Board Members Iannaccone, Burke, Sagui, Goldstein, DeBerardine and Judge voted Aye. None No.

Motion to adjourn by Sapnar, seconded by Judge. All members Aye. None No. Motion carried.
Time: 8:19 PM.

Respectfully Submitted:


Margaret McElynn