

**AMENDED MINUTES OF THE
SPRING LAKE PLANNING BOARD
August 10, 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, Michael Burke, Cindy Napp, Walter Judge, Matt Sagui, Melissa Smith-Goldstein, Lisa DeBerardine, and Chairman Nicholas Sapnar. Thomas Hall, Attorney, substituted for George McGill.

Resolution #20-2016 Drudy

Motion by Judge, seconded by Burke to approve Resolution #20-2016. On a roll call Board Members Rizzo, Burke, Judge, Sagui, DeBerardine voted Aye. Napp, Goldstein, Sapnar Abstained. None No. Motion carried.

CAL#8-2016 Mancuso
309 Worthington Ave
Block 117 Lot 5

The application is carried to September 14, 2016 meeting at 7:00 in this room and no new notice is required.

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

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

Members Rizzo, Napp and Sapnar signed affidavits that they had listened to the recording of the July 13, 2016 meeting regarding this application.

Paul Moore, Architect, was re-sworn in.

Four things have been changed. They moved the second and third floor behind the required setback so a variance is only needed for the porch and a small area that is enclosed on the porch. The garage is moved forward and the back porch is angled to keep them out of the stream buffer. The retention system is moved out of the wetlands buffer, which brings the recharge closer to the building—10 feet allowed and 5 feet is proposed. The stairs are lower than 24 inches. There will be no problems with locating the recharge closer to the buildings since the crawl space and garage slab are well above the recharge. It will not negatively impact the neighbor, especially since the recharge is on the opposite side of the property from the neighbor. There will be no negative impact from the distance between the house and garage of 10 feet, where 20 feet is required. The buildings will be built to look like they

belong together. The porch should not negatively impact the neighbors because this property is at the end of the street. Looking past the house toward Black Creek, the existing home and foundation are both closer to the road than the 25 foot requirement. The enclosed portion of the porch has a lot of windows and keeps the porch like character. The homeowner would like to be able to enjoy a porch like experience but with an enclosed space. This is the last house on the block and then the street turns. The two houses to the south have a 25 foot setback. The neighbor's property had more buildable depth. This property has 95 feet of depth. The loss of the 25 feet of depth because of the stream buffer creates the need for variances. Structure is just over 68 feet, including the porches. The neighbor's house is 2 feet shorter. The house was lengthened to get the bedroom on the first floor. The driveway is 13 feet wide, which gives more separation and an advantage to the neighbor. DEP permits are in place. The steps are under 24 inches so the front yard setback will be 15 feet not 13 feet. The drywells will be close to the both buildings on the property. The back porch will not be heated.

Rob Slifer, 406 Ocean Road The length of the house is 68'9" House to the south is 67-68 feet.

Mr. Hilla clarified the lot coverage. By convention in the Borough, the water area is included. On a lot that has some portion in the water, the coverage is based upon the whole lot, including the water portion. They do not need a variance for lot coverage. As a professional planner, Mr. Moore can testify to the compatibility with the neighborhood of the house.

Michael Muller, 409 Ocean Road Where are there examples of houses that sit this close to the street that don't line up with the other houses on the street? 215 Ludlow, 4th & Jersey, 5th & Passaic.

Colleen Panzini, 7 Jersey Lane. What is the square footage? First floor is 1,574, porches 160 and 204, second floor 1,431, third floor 806. The status of the partially developed lot to the north is unknown.

Rob Slifer, 406 Ocean Road was sworn in and spoke against the application.

Michael Muller, 409 Ocean Road was sworn in and spoke against the application.

Trish Hansen, 114 Tuttle Avenue was sworn in and spoke in favor of the application.

Colleen Panzini, 7 Jersey Lane was sworn in and spoke in favor of the application.

Mike Foy, 500 Prospect Avenue was sworn in and spoke in favor of an open porch to preserve the view of the neighbors.

John Wall, 404 Worthington Avenue was sworn in and spoke in favor of the application.

James Surgent, 109 Passaic Avenue was sworn in and spoke in favor of the application.

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

Mr. Rubino stated that Mr. O'Connor will remove the room on the porch and make it open.

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

Motion by Judge, seconded by Sapnar to approve the application with the revisions to the front porch that it will be fully open and the usual conditions will apply. On a roll call Board Members Rizzo, Burke, Napp, Judge, Sagui, Goldstein, Deberardine, and Sapnar.

CAL#6-2016 Rabin/Genieser
16 St. Clair Avenue
Block 107, Lot 22

Board Members Goldstein and Sagui must step down since the application contains a use variance.

Michael Rubino, applicant's attorney, submitted items into evidence. He summarized the application.

Frannie Rabin was sworn in. Her husband's family has had a house in Sea Girt since 1974. Kevin is a member of the Bath & Tennis. They have 4 boys 7 months to 8 years old. They are currently living in London because of employment. They will be coming back to this house for holidays and the summer. They owned 204 Morris but fell in love with this house. It was built around 1900 and needs a lot of work. There is more work to renovation but they want to preserve the old house. They hope to be here a long time and make the house accessible for older family members, as well as welcoming for their children for years to come. They will give up the garage with the apartment. They met with the Thompson's, neighbors to the west, who are very pleased. The neighbor to the east is aware of the plans.

Mark Nemergut, Architect, was sworn in and accepted. Mr. Nemergut explained that he worked with the applicant's father, Michael Rabin, who is an architect in New York. He felt comfortable with the work proposed and consented to be the architect of record for the project. They wish to renovate and keep it as a classic Spring Lake beach house. It was right up his alley and he found it an interesting project. The house is 2 ½ stories and 4000 square feet. The layout of the house is not conducive to their lifestyle. They want a more open floor plan and a better view of the back yard play space. They considered dropping down the roof on the northeast elevation but the geometry of the roof would have to change and it would look like an addition. The house sits high; 8 feet from top of curb to first floor. The goal was to make the house look like a Spring Lake beach house circa 1900, without obvious addition. The proposed house will be 5,827 square feet. There is a low basement and they will put a basement in the addition. The garage will be reduced in size. There was a discussion of reducing the height of the addition.

Ray Carpenter, Engineer and Planner, was sworn in and accepted. There will be a significant improvement in drainage. They will be capturing all the water from the structures. Moving and reducing the garage freed up an enormous amount of impervious coverage but still it was necessary for them to put in a strip driveway. The decking in the back yard will be low to the ground and not impervious. The majority of the impervious will be around the pool. There is no negative impact on the neighbor's light, air, views. There is shrubbery screening the back yard. They are compromised by 3 ½ feet because the grade is high and cannot be changed in Spring Lake. They will fix the sidewalk. There will not be any rooftop mechanical equipment. There will be no sink in the shed. There was a discussion of the deck in the back yard and impervious coverage. The walkway on the west side will be removed. Mr. Hilla noted that the actual lot coverage comes in at 42.85%, which is lower than the proposed. They will put a drain in the driveway and put a drywell there.

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

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

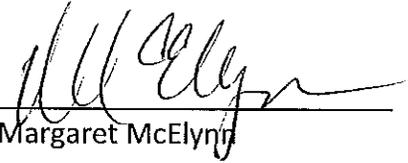
Motion by Sapnar, seconded by Judge to approve the application with the conditions that the walkway on the west side will be removed, the decking will not be sitting on the ground to qualify as pervious, the mechanicals will be behind the garage, an additional drywell will installed, the utilities will be

underground, the sink will be removed from the shed and the sidewalk will be repaired. On a roll call Board Members Rizzo, Burke, Napp, Judge, DeBerardine and Sapnar voted Aye. None No.

PASL(Preservation Alliance of Spring Lake) presented a proposal to create a historical preservation commission and give homeowner's incentive to preserve older homes. The Board members presented some questions and the PASL agreed to come back to the September meeting.

Motion to adjourn by Judge, seconded by Sagui. All members Aye. None No. Motion carried.
Time: 10:37 PM.

Respectfully Submitted:



Margaret McElynn