

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
FEBRUARY 8, 2017**

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 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, Walter Judge, Robert Drasheff, Melissa Smith Goldstein, Lisa DeBerardine, Stuart Patterson, Thomas Burrus, and Chairman Nicholas Sapnar.

Motion by Sapnar, seconded by Burke, that the minutes of the January 11, 2017 regular meeting be adopted. On voice vote all Board Members None No. Motion carried.

Motion by Rizzo, seconded by Judge, that the minutes of the January 11, 2017 reorganization meeting be adopted. On a voice vote all Board Members voted Aye. None No. Motion carried.

CAL#13-2016 Bello
2108 Edgewood Place
Block 126, Lots 28 & 37.01
Carried from January 11, 2017

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

Joseph Kocuiba, engineer and planner, was previously sworn in and accepted at the January 11 meeting. He presented his revised plan, which incorporates the suggestions from the Planning Board regarding safety issues. He created a 5' x 21' access easement that would allow for 6 feet of additional pavement 20 feet in length. He feels comfortable that this area would make a safe turn around. There will be pillars on the sides of the driveway facing Edgewood that would have a sign saying "Private Property" and lights. He is comfortable with softening the angle of the corners to allow for plowing and drainage. Mr. Kocuiba will consult with the Board Engineer and plan a four foot radius or whatever the town requires to make a K-turn. Four feet of curb will need to be removed. The access easement will be a minimum of 5' x 21' to be modified for the curb radius.

rear yard and the pergola 6 feet out from house on top of patio. Both patio and pergola would need variances. There was discussion of moving the patio and pergola out of the front yard setback and the applicant agreed to do that.

Mr. McGill reviewed the three variances: 1) Fifth Avenue front yard setback at 19.835 feet, which would allow for the rear addition 2) Fifth Avenue front yard setback for the porch at 22.5 feet 3) Washington Avenue front yard setback at 14.7 feet for the porch. Conditions: move pergola and patio out of the setback, take out the existing patio and fire pit, fix the sidewalk, add a drywell and utilities will go underground

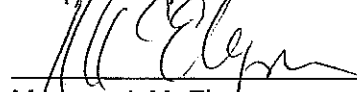
Motion by Judge, seconded by Rizzo to go into caucus. On a voice vote all Board Members vote Aye. None No. Motion carried.

Motion by Judge, seconded by Rizzo to come out of caucus. On a voice vote all Board Members vote Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the application, with the conditions as stated by the Board Attorney. On a roll call Board Members Rizzo, Iannaccone, Burke, Judge, Drasheff, Goldstein, DeBerardine, Patterson, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar to adjourn, seconded by Judge to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 8:17 PM

Respectfully submitted:



Margaret McElynn
Board Secretary