MINUTES OF THE
SPRING LAKE PLANNING BOARD
REORGANIZATION MEETING
JANUARY 11, 2017

The reorganization 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.

George McGill administered the Oath of Office to the following new and returning Board Members:

Walter Judge	Class IV	4 Year Term	
Joseph Rizzo	Class IV	4 Year Term	
Michael Burke	Class II	3 Year Term	
W. Stuart Patterson	Class IV	Alternate#1	2 Year Term
Thomas Burrus	Class IV	Alternate#2	2 Year Term
Robert Drasheff	Class III	Council Member	1 Year Term
Melissa Smith Goldstein	Class I	1 Year Term	

The Board Secretary called the role for attendance. Present were: Joseph Rizzo, Larry Iannaccone, Michael Burke, Cindy Napp, Walter Judge, Robert Drasheff, Melissa Smith Goldstein, Lisa DeBerardine, Stuart Patterson, Thomas Burrus, and Chairman Nicholas Sapnar.

The following nominations were considered for adoption to be memorialized at the meeting of February 8, 2017:

Motion by Judge, seconded by Rizzo, that Nicholas Sapnar be elected Chairman. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Rizzo, that Walter Judge be elected Vice-Chairman. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that Margaret McElynn be elected Corresponding Secretary. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff,

Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that Margaret McElynn be appointed Recording Secretary. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that George D. McGill, Esq. be appointed Board Attorney. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that Alan P. Hilla, Jr. P.E. be appointed Board Engineer. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the Board Meeting dates for 2017 shall be February 8, 2017, March 15, 2017, April 12, 2017, May 17, 2017, June 14, 2017, July 12, 2017, August 9, 2017, September 13, 2017, October 11, 2017, November 8, 2017, December 13, 2017, January 10, 2018 starting at 7 P.M in the Spring Lake Council Chamber. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the Board Office Hours are Monday through Friday, from 8 AM to 4 PM. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to appoint The Coast Star and the Asbury Park Press as the official newspapers of the Board. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus, and Sapnar voted Aye. None No. Motion carried.

Meeting adjourns at 7:10 PM.

Respectfully submitted:

Margaret McElynn
Board Secretary

MINUTES OF THE
SPRING LAKE PLANNING BOARD
JANUARY 11, 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 role for attendance. Present were Joseph Rizzo, Larry Iannaccone, Michael Burke, Cindy Napp, 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 November 9, 2016 regular meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Goldstein, DeBerardine, Patterson, and Sapnar voted Aye. Drasheff and Burrus Abstained. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the minutes of the December 14, 2016 regular meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Goldstein, DeBerardine, Patterson, and Sapnar voted Aye. Drasheff and Burrus Abstained. None No. Motion carried.

CAL#14-2016 Boucher
425 Washington Ave
Block 82 Lot 15
Carried to the 2/8/2017
No new notice required

CAL#13-201Bellero
2108 Edgewood Place
Block 126, Lots 28 & 37.01

Michael Rubino, applicant's attorney, had his exhibits marked into evidence. He explained that this is a subdivision. They owned the larger lot since 1996 and purchased a smaller adjacent lot about 8 years ago. They propose to subdivide the property into two oversized lots. If approved, they will take down the existing non-conforming garage and driveway. The new garage and driveway will be conforming. The new lot has challenges to development because it sits at the end of the street and does not have frontage. There was an informal hearing, which brought up safety issues on the street. They will address that in later testimony.

Carl Bellero was sworn in. They have owned the house since 1996. They have 2 daughters and 6 grandchildren. It was built around 1850 and it was the original creamery. The house was moved from its original place near the railroad tracks. They fixed it up to a modified gothic revival. They hope to leave the trees on the southerly line as a green buffer.

A neighbor asked about the house that will be built. The height of the house will be limited to 32 feet.

Joseph Kocuiba, engineer and planner, was sworn and accepted. The current lots are 15,127 square feet and 3,409 square feet. The new lots would be (lot 28) 9,215 square feet and (lot 29.01) 9,342 and will conform to zoning requirements for the R-2 zone. The house on lot 28 has a front yard setback of 3.23 feet where 25 feet is required. It is an existing non-conformity that is not being exacerbated by the application. They are proposing to remove the garage to eliminate another non-conformity. Lot 29.01 has non-conforming frontage of 27.13 feet where 50 feet is required. There is no way to increase the frontage of the lot but they are increasing the size of the lot and making it larger than the 7,500 square feet required in the R-2 zone. Bringing the lot more into conformity with the zone plan promotes the purposes of zoning and benefits the neighborhood. The house to be built on the new property will conform. The 15 foot paved area at the end of Edgewood will be used as a turnaround, which is substantially reduced from the original plan. The entrance to the driveway would be reduced to 12 feet. There was a discussion of the safety issues for the end of Edgewood. Mr. Kocuiba proposed an easement for additional pavement to make an area for a k-turn at the end of the block. They will address all of the issues mentioned in the engineer's letter. The engineers will consult on the turn around.

The matter will be carried to Feburary 8 with no further notice required.

CAL#15-2016 St. Catharine School
301 Second Avenue
Block 21, Lot 1

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

Mr. Rubino explained that the school would like to replace the deteriorating fence that is on three sides of the property with a four foot high aluminum fence that looks like wrought iron. It is in the front yard, which requires a variance.

Mr. McGill noted seven Board Members are parishioners of St. Catharine-St. Margaret: Rizzo, Iannaccone, Napp, Sapnar, Judge, Burrus and Patterson. Since recusing those members would leave the board without a quorum, he instructed all members to act fairly and diligently.

Mr. Rubino continued to explain that there will also be a prayer garden, create a play equipment area and repave the blacktop, including an addition to the pavement to place tables.

Edwin Hale, Licensed Surveyor and Carl Ciak, Vice-Principal and expert in school administration were sworn in.

Mr. Ciak testified to the current thinking on safety issues for playground equipment. They hope to install equipment for pre-K – 1 and grades 2-3. The back area of the property will be for basketball. The middle area will be for free play and the picnic tables for quiet time will be on the north side of the property. They will be adding two tables. He explained the three primary reasons why no shrubs are planted around school fences. The bushes could hide shady characters, the police need to see in when on patrol and bushes can be used as a drug drop. Application to use the facilities must be filed for after hours use. There was a discussion of trees. Mr. Ciak was amenable to the help of the Shade Tree Committee with a street tree plan.

Mr. Hale explained the application. He added that they will be removing the asphalt that is between the bushes surrounding the fence. Even with the addition to the blacktop for the tables, the impervious coverage will be decreased.

Mr. Rubino summarized the application.

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

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

Motion by Sapnar, seconded by Judge to approve the application, with the conditions that they discuss the planting of street trees with the Shade Tree Committee. On a roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, Burrus and Sapnar voted Aye. None No. Motion carried.

Garage Size Discussion

Mr. McGill stated that garage size is controlled by the impervious coverage that is allowed. Section 225:12 of the Borough Code has notes at the end that control the interpretations of the ordinances. He recommended proposing Note #8. The permitted impervious total for any detached garage in any residential zone may be increased up to a total of 5% of the lot area subject to a maximum permitted area of 750 square feet.

There was a discussion of garage height. The intention of the Board was to measure 15 feet from average adjacent grade

Motion by Sapnar, seconded by Judge to instruct Mr. McGill to draft a letter to the Council regarding garage size and height.

Motion by Sapnar to adjourn, seconded by Rizzo to adjourn. On a roll call all Members voted Aye. None No. Motion carried. Time 9:04 PM

Respectfully submitted:

Margaret McElynn
Board Secretary