

**AMENDED MINUTES OF THE
SPRING LAKE PLANNING BOARD
DECEMBER 9, 2020**

The regular meeting of the Spring Lake Planning Board was held on the above date at 7:00 PM in person and on Gotomeeting.com (electronically).

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 was published and posted per Chapter 231, P.L. 1975 and NJSA 10:4.91 & 4.93 governing and permitting electronic meetings during a public health emergency.

The Board Secretary called the roll for attendance. Present were Joseph Rizzo, Michael Burke, Walter Judge, Robert Drasheff, Thomas Burrus, Laurie Koziak-Buckelew and Nick Sapnar.

Motion by Sapnar, seconded by Judge to approve the amended minutes of the November 19, 2020 regular meeting. On a roll call vote Board Members Rizzo, Burke, Judge, Drasheff, Burrus, Buckelew and Sapnar voted Aye. None No. Motion carried.

CAL#5-2020 Zuppichini 1 York Avenue

Robert Adler, Architect, who appeared remotely, understood that he was still under oath. They have eliminated the room under the house. They have moved the dormers on the south side up onto the roof. Previously, they were projecting from the roof and exacerbated the SYS. He created window wells, tucked the roof into the dormers and made the roof line in a gambrel fashion so that they would comply with the 3 foot roof height for a half story. He adjusted the roof over the kitchen and the offset from ridge to ridge is about 5 feet. He referred to Mr. Hilla's letter, which discussed the south-facing half-story dormer and its protrusion into the SYS by one foot. The dormers will in fact be 6 inches back and tucked up in the roof. There was a drafting error that will be corrected on the building plans. Surrounding home size documents with lot sizes and percent of coverage was marked into evidence. There was a discussion of the figures presented in the document. Mr. Adler maintains that the size of the home is in keeping with the character of the neighborhood. He is establishing that the density of the homes in the neighborhood is similar to their application. They are trying to improve the flow, function and use of the home and add a half-story that is consistent with homes along the whole corridor.

Mr. McGill reviewed the variances: FYS on York at 15.67 to house and 9.5 to the stoop where 25 feet is required, SYS 4.42 where 6 feet is required, BC 29.06 % where 25% is allowed, A/C in SYS

Motion by Judge, seconded by Burke to go into caucus. On a voice vote, all members voted Aye. None No. Motion carried.

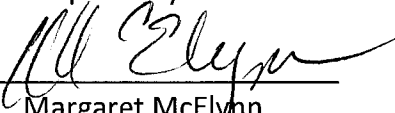
Motion by Judge, seconded by Burke to come out of caucus. On a voice vote, all members voted Aye. None No. Motion carried.

Motion by Rizzo to approve the application. No second.

Motion by Sapnar, seconded by Judge to deny the application. On a roll call Board Members Burke, Judge, Drasheff, Burrus, Buckelew and Sapnar voted Aye. Rizzo No. Motion carried.

Motion by Judge, seconded by Burke to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 7:48 PM

Respectfully submitted:



Margaret McElynn
Board Secretary