

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
November 08, 2023**

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 was 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, Cindy Napp, Kathleen McDonough, Thomas Burrus, Bryan Dempsey, Laurie Buckelew, and Nick Sapnar

Motion by McDonough, seconded by Iannaccone to approve RES#23-2023 Conroy 319 Tuttle. On a roll call vote Board Members Rizzo, Iannaccone, Napp, McDonough, and Burrus voted Aye. None No. Motion Carried.

CAL#6-2023 Manasquan Shores – 18 York Ave

Michael R Rubino Jr. marked items into evidence. The applicant would like to build a house on this corner lot. Variances are being requested on the First Ave side.

Mike Hennessy Jr, developer, was sworn in for testimony. He is a principle with Shore properties. He buys and sells properties around the shore. He purchased 18 York, took down the existing house, and would like to build a new house and sell it.

Paul Grabowski, license architect, was sworn in and credentials were accepted. He stated corner lots can get tricky and it is also in a flood zone so has to be elevated to comply with flood regulations. Mr. Grabowski gave a brief overview of the proposed floor plan. To meet flood zone regulations and keep the house lined up with the other homes on the street, relief is required for the steps on York. Along first Ave relief is being requested for the bay window (15 ft), dining room & stairwell (16 ft), main body of house (18ft). The detached garage was modified for more parking and includes a cold-water outdoor shower and the pool equipment located alongside the garage.

Joseph Kociuba, licensed engineer and planner, was sworn in and credentials were accepted. This is a undersized corner lot in the R-2 zone. Previous home had a number of non-conformities. The dwelling requires FYS relief for the front steps, which will also line up with the other houses on York. Requesting 15-18' on First Ave side of home. The garage does require a FYS to construct a standard garage. The proposed driveway accesses First Ave and has a compliant curb cut width and in a compliant setback. If the driveway was on York, they would have to design without a garage, or the driveway would be facing out to the street. Approving the variances requests, allows the proposed home to line up with the rest on York and First Ave. Also, there is no detrimental impact on approving these variances. The applicant will also agree not to put any landscaping within 15' of the curb. The applicant also agreed to a 20' wide driveway to fit two cars side by side so there will be three parking spaces total.

Motion by Sapnar, seconded by Dempsey to go into caucus. On a voice vote all Members voted Aye. None No. Motion Carried.

Motion by Sapnar, seconded by Dempsey to come out of caucus. On a voice vote all Members voted Aye. None No. Motion Carried.

Motion by Sapnar, seconded by McDonough to approve application with the following variances:

FYS on York to steps-2 ft

FYS on First to Porch – 18ft

FYS on First to Foyer-18 ft

FYS on First to Pantry - 18ft

FYS on First to Stair Tower-16ft

FYS on First to Dining Room Bump Out 15

FYS on First to Garage-20.75ft

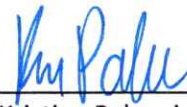
No landscaping on the right of way and will be a minimum of 15' from curb

The driveway will be widened to have two side by side cars

On a roll call vote Board Members Rizzo, Iannaccone, Burke, Napp, McDonough, Burrus, Dempsey, Buckelew, and Sapnar voted Aye. None No. Motion Carried.

Motion by Sapnar, seconded by Dempsey to adjourn. On a voice vote all members voted Aye. None No. Motion Carried.
Meeting Adjourned 7:59PM.

Respectfully submitted:



Kristina Palangi

Planning Board Secretary