

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
AUGUST 14, 2013**

The regular meeting of the Spring Lake Planning Board was held on the above date at 7:03 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, Larry Iannaccone, Michael Burke, Ph. D., Cindy Napp, Walter Judge, Priscilla Reilly, Matthew Sagui, Melissa Smith Goldstein, Kathleen Scotto and Chairman Nicholas Sapnar.

Motion by Judge, seconded by Burke, that the minutes of the July 17, 2013 meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Burke, Judge, Reilly, Sagui, Goldstein, Scotto, and Sapnar voted Aye. None No. Motion carried.

Board Attorney McGill read the resolutions to be adopted.

Resolution #19-2013 Biegel

Motion by Sagui, seconded by Burke, that Resolution #19-2013 Biegel, that the variance be approved. On roll call Board Members Rizzo, Iannaccone, Burke, Reilly, Sagui, Goldstein, Scotto, and Sapnar voted Aye. None No. Motion carried.

Resolution #20-2013 Delsalto/Codey

Motion by Judge, seconded by Reilly, that Resolution #20-2013 Delsalto/Codey, that the variance be approved. On roll call Board Members Rizzo, Iannaccone, Burke, Judge, Reilly, Goldstein, Scotto, and Sapnar voted Aye. None No. Motion carried.

Ordinance No. 2013-010 Review

The Board discussed the proposed Ordinance No. 2013-010, an Ordinance Amending and Supplementing Sections of Chapter 225, Land Development of the Borough Code.

Mr. McGill stated that this is a consistency review; this ordinance will require zoning permits for the change of use in any commercial structure. It is a procedural and administrative type ordinance; it will not be changing any of the bulk or use requirements for any zone. He added that this ordinance is consistent with the Master Plan.

Mr. Burke asked how this would affect Bed and Breakfasts. Mr. McGill answered this ordinance change would not affect them since a person that stays at a Bed and Breakfast is not a tenant.

Motion by Sapnar, seconded by Judge, that Mr. McGill write a letter to the Council, that the Planning Board agrees this ordinance is consistent and to proceed with the adoption of this ordinance. On roll call

Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Reilly, Goldstein, Sagui, Scotto, and Sapnar voted Aye. None voted no. Motion carried.

CAL#4-2013 WELLS FARGO, LLC
1410 THIRD AVENUE
BLOCK 86, LOT 11

Mrs. Reilly and Mrs. Goldstein recused themselves.

Carried from April 10, 2013.

Mr. Rubino, applicant's attorney had the exhibits marked into evidence.

Mr. Rubino, applicant's attorney explained at the previous meeting of April 10, 2013, a full case was presented. He added during that meeting certain Board members requested to see further information before they felt comfortable voting on the application. As a result new plans have been submitted. After that meeting the neighbor to the east of the property stated that he was unhappy with the buffer and other conditions on the property. He explained that an agreement was finally signed today. If approved, the agreement will be written into the resolution so that it will be enforceable.

Mr. Rubino discussed the agreement which consists of pictures, plans and letters between attorneys. The agreement basically states that proper shielding lights will be installed on the rear of the building, removal and excavation of existing vegetation, install fifty two emerald green abbreviates and mulch, drip line install to water plants, install solid white vinyl fencing, and install curbing.

Chairman Sapnar asked about the street light on a pole between the properties. Mr. Rubino answered that particular light is owned by JCP&L.

Mr. Burke asked whose property the trees and fence are on. Mr. Rubino answered that they are mostly on the landlord's property, however the neighbor understands that part of the tree may end up on their property.

Mary Hearn, Professional Architect was sworn in and accepted by the Board. Ms. Hearn explained that the store front will be renovated to match Wells Fargo existing store front. The exiting doorway to the adjacent store will be removed; the door would not be useful for this location.

Mr. Judge asked what the façade material would be. Ms. Hearn answered the proposed façade would be white kick plate board at the bottom; it would be difficult to match the brick so there would be no new brick.

Mr. Rizzo asked if there was a substantial change in use in the future, would the store front be retained to reinstall or would it be a completely new store front. Mr. Rubino answered that if Wells Fargo moves there would have to be an agreement between Wells Fargo and the landlord. Mr. Rizzo stated that it may make sense to save it. He then asked if any signs were going to be added. Ms. Hearn answered that the intent was not to add anymore signs.

There were no questions or comments from the audience.

Mr. Rubino summarized the application.

Motion by Judge, seconded by Burke, that the Board go into caucus. On roll call all Board Members voted Aye. Motion carried.

Motion by Judge, seconded by Sapnar that the Board come out of caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by Iannaccone, seconded by Sagui that the application be approved with the agreement attached. On roll call Board Members Rizzo, Iannaccone, and Sagui voted Aye. Burke, Napp, Judge, and Sapnar voted no. Motion denied.

Mrs. Reilly and Mrs. Goldstein returned.

**CAL#7-2013 RUSSO
106 MADISON AVENUE
BLOCK 90, LOT 15**

Mr. Rubino, applicant's attorney had the exhibits marked into evidence.

Mr. Rubino, applicant's attorney explained the Russo's are installing a pool with a cabana, which is permitted. He added that the cabana is attached to the garage and the Russo's would like add a bathroom, shower, and changing area in the cabana which is not permitted.

Chairman Sapnar stated that this structure does not seem like a cabana, it seems to be part of the garage. Mr. Rubino explained that Mr. Zahorsky, the Zoning Officer felt that there could be a common wall between the garage and cabana.

Mr. Hilla explained that by convention this is the way it has been viewed in the past; it is the Zoning Officers determination.

Chairman Sapnar asked if the garage plans dated March 21, 2013 were the approved plans. Mr. Rubino answered that the garage may have changed a little bit, those were the plans that Mr. Zahorsky looked at and said that the garage with the attached cabana is fine but the sanitary and hot water are not permitted.

Edward Russo, homeowner was sworn in. Mr. Russo stated that he purchased the house about a year ago. He added that when they purchased the home they were already planning on adding a pool, he has three young children and felt a pool was a nice amenity for them. Mr. Russo explained that the proposed cabana would be for two purposes, he would like to have an area to wash off before entering the house and he would also like to have a restroom outside the home so that water would not be trekked through the house since the bathroom is in the center of the home on the first floor.

Mr. Rubino explained that one of the reason the sanitary and hot water are not allowed in a structure detached from the home is because the town does not want residents turning that area into a living space.

Mr. Russo stated that the way the cabana was designed, it is not accessible from the garage and there is no intention of using this area as living space.

Chairman Sapnar asked if Mr. Russo looked into adding a bathroom on the first floor of the house. Mr. Russo answered that they looked at it briefly and there is not enough room near the back door to create a layout that has a shower in it. It would require elimination of the laundry room or encroach on concrete retaining wall and stairs that go to the basement. He added that the house is relatively new and they did not want to do a major renovation to add a bathroom on the first floor.

Mr. Sagui asked when the garage was built since it is very large. Mr. Russo answered that the garage serviced the home on the property before the current home, it was renovated but the framing looks as though it was built in the fifties or sixties. Mr. Sagui then asked if there is hot water currently running to the garage. Mr. Russo answered no.

Chairman Sapnar asked if it is true that an outdoor shower attached the garage is not allowed. Mr. Hilla answered that a resident cannot have plumbing to the accessory structure; however there can be a shower attached to the house since the plumbing is already running through the home.

Mr. Burke asked if there is generator near the house and asked if it is being relocated. Mr. Russo answered that yes there is a generator which is being moved closer to the house.

Mrs. Goldstein asked why there is a need for both an outdoor and indoor shower. Mr. Russo answered that it was originally submitted with two but they only need one indoor shower; the second outdoor shower was more of a luxury and can be eliminated.

Mrs. Napp asked about the fence. Mr. Russo answered that it is around the pool area, if they were coming home from the beach they would need to enter that area and if they were in the pool they would already be fenced in.

Douglas Bartels, Professional Engineer was sworn in and accepted by the Board. He discussed that the existing shed and garage are going to be demolished. A new garage with an attached cabana structure would be built. There is a reduction of the driveway, the existing driveway exceeds what is allowed and it is being decrease by almost thirteen hundred square feet. The height of the garage is proposed as 15.2 where 18 feet is allowed. The utilities proposed are routed from the utility room inside of the house. The cabana is eight five square feet and contains a shower, toilet, and sink. A pool is being installed in the rear of the house. Mr. Bartels explained that the cabana would not be able to use this as a living space and the garage height is inadequate to have living space.

Mr. Rizzo asked if the trellis structure attached to the garage added later. Mr. Russo answered that the trellis does not seem to be that old; maybe it was done when the garage was redone. Mr. Rizzo stated that garage trellis structure seems to have been expanded without coming before the Board.

Mr. Rizzo asked about the existing shower. Mr. Russo answered that it is an outdoor shower with cold water and no drain, the runoff from the shower just go onto the grass.

Chairman Sapnar asked what is to the right of the garage under the trellis. Mr. Russo answered that is the garbage.

Mr. Burke asked if the outdoor showers are supposed to have roofs. Mr. Hilla answered that normally outside showers with hot water by plumbing code must be connected to the sanitary sewer, which then drives the roof requirement; to keep rain water out of the sewer.

Mr. Rizzo asked Mr. Bartels if he looked into putting a bathroom attached at the back of the house. Mr. Bartels answered that he was not involved with that.

There were no questions or comments from the audience.

Motion by Judge, seconded by Burke, that the Board go into caucus. On roll call all Board Members voted Aye. Motion carried.

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

Motion by Sapnar, seconded by Judge, that the application be denied. On roll call Board Members Rizzo, Iannaccone, Burke, Judge, Reilly, Goldstein, and Sapnar voted Aye. Napp and Sagui voted no. Motion carried.

**CAL#8-2013 MLZ CORPORATION
3 & 9 ATLANTIC AVENUE
BLOCK 31, LOTS 5, 7.01, & 7.02**

Robert Pierce, applicant's attorney explained that he is here representing Mark Aikin's office.

Robert Burdick, Professional Engineer and Planner, was sworn in and accepted by the Board. He explained that this site is currently the location of the Sand Piper Inn, which will be removed as part of the subdivision and will be replaced by a single family home. Lot number three exists east of the inn and that properties home will be maintained, that lot will increase. The area consists of single family homes, the Sand Piper inn being the only non-conformity which will be eliminated. The intents of the subdivision are to remove the hotel, create two conforming lots on the inn property and add the remaining area into lot five. The area that will be added to lot five is actually deed restricted from building construction which was a part of previous approvals, particularly for a pool in the area and provided an additional buffer from the residential areas. The plan is to abandon that easement. Mr. Burdick added that there is one variance associated with this lot which deals with the existing residential structure on lot five, the house is eight feet from the property line, when the home was built the minimum side yard setback was six feet, the Borough amended the ordinance requirements to twelve percent of the property. Since the property is currently seventy five feet long the percentage would be nine feet; an additional twenty five feet will be added making the side yard setback twelve. The only way to regress this variance is to move the home or knock it down and rebuild. He then discussed all the variances that will be eliminated and reviewed Mr. Hilla's review letter. The diagonal parking at the front of the inn will be eliminated since driveways will be installed for each property. The pool will be eliminated as well as the building restriction on the easterly twenty five feet of the site.

Mr. McGill explained that it does not matter if the easement is abandoned or vacated. The reason for the easement has to do with the Sandy Piper Inn, even if the twenty five feet is going to be a part of lot five, it would be an issue for the owner of lot five.

Mr. Sapnar asked if the easement was for lot five. Mr. Burdick answered no; it is for several people who live within two hundred feet of the property. Mr. McGill added that lot five is acquiring twenty five feet and if the easement stays they would not be able to put any building in that area.

Mr. Rizzo stated that the plans are hard to follow the way that they are marked. He then asked about the easement and if it has to be abandoned or not. Mr. McGill answered that it will be abandoned since that is what is being proposed, if there is no need for the easement. He added that it does not technically matter to the Board. Mr. Rizzo stated that he would not want a decision of the Board to cause problems to a property owner. Mr. McGill explained that the Board is not going to do anything to cause problems; in real estate the first thing that is done would be to check the title.

Mrs. Napp then asked did the applicant consider making the two sub dividable lots bigger. Mr. Burdick answered yes, initially they were going to be 62.5 foot lots; unfortunately the twenty five foot easement becomes an issue to the eastern lot. He added that the adjacent owner approached Michael Zimmerman, owner of MLZ Corporation and suggested that he would purchase the additional twenty five feet so that he would then have a one hundred foot lot, at some point he may be able to subdivide his lots.

Mr. Judge asked if the applicant is asking for a variance to help the owner of lot five eventually subdivide his proper. Mr. Burdick answered not necessarily, only if the owner wanted to do that, if he were to do that the existing home would have to be demolished.

Mr. Sapnar stated that when the ordinance was changed to percentage, it was done to help existing undersized lots however in essence it is hurting oversized lots.

Mr. McGill explained that there was much litigation with the Sandy Piper Inn and two hundred feet is the definition of interested parties under the statue. There is a recorded decision that dealt with the Sand Piper Inn and its expansion over the years.

Lawrence Raia, owner of lot five was sworn in. Mr. Raia stated that in 1988 he put in an offer to purchase half the lot and Bonaventure purchased the other half, the twenty five feet that is being discussed. Then the hotel was sold and the new owners wanted to add an outdoor pool within that twenty five foot area and also parking area. They ended up with this indenture that restricted the expansion of the hotel and place an easement on the twenty five foot plus a deed restriction in front of the pool. He added that this is in lieu of then being allowed to build an indoor and also a stairway to come down from the hotel, it also restricted the size of the hotel. He then stated that his basic idea is to have a larger lot, his intentions are not to tear down his home to subdivide. If he ever wanted to do an addition on his lot he would have the ability. He explained that he will be in the process of removing that deed restriction.

Mr. McGill asked if Mr. Raia has an underlying agreement to purchase the property that would be condition upon it going to him free and clear. Mr. Raia answered that the easement is on the twenty five feet and also in front of the pool, so the entire easement would be removed on both lots.

Mr. Sapnar stated that the Board has no control over the easement.

Mrs. Reilly asked if the easement has to be removed before MLZ Corporation can build the two houses. Mr. Raia answered yes, very likely.

Comments:

Thomas Saboy, 12 Atlantic Avenue stated that he has lived on that street for thirty five years and the bane of his existence has been that hotel and restaurant because of the lights, noise, restaurant parking, slamming of doors, and smells. Many years ago there was a movie theater that was removed in the eighties and in its place are two fifty foot lots. He believes that the Board should grant this subdivision to get rid of the hotel and restaurant.

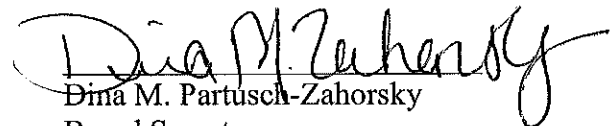
Motion by Judge, seconded by Burke, that the Board go into caucus. On roll call all Board Members voted Aye. Motion carried.

Motion by Reilly, seconded by Burke that the Board come out of caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Sagui, that the application be approved. On roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Reilly, Goldstein, Sagui, and Sapnar voted Aye. None voted no. Motion carried.

Motion by Sapnar, seconded by Burke, that the meeting be adjourned. On roll call all Board Members voted Aye. None No. Motion carried. Time: 9:15 P.M.

Respectfully submitted:


Dina M. Partusch-Zahorsky
Board Secretary

RESOLUTION NO. 19 – 2013
(Cal 5 - 2013)

RESOLUTION OF THE PLANNING BOARD OF THE
BOROUGH OF SPRING LAKE, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY.

WHEREAS, Stephen and Patricia Biegel (hereinafter referred to as the "applicants") have applied to the Planning Board of the Borough of Spring Lake for variance relief pursuant to N.J.S.A. 40:55D-70(c), from the provisions of the Spring Lake Zoning Ordinances, for permission to renovate and remodel an existing garage at property located at 401 St. Clair Avenue, Spring Lake, New Jersey, and known as Block 100, Lot 1 on the Spring Lake Tax Map, and

WHEREAS, a public hearing was held at the regularly scheduled meeting of July 17, 2013, in the Municipal Building, and testimony having been presented on behalf of the applicant and objectors to the application having been given an opportunity to be heard; and,

WHEREAS, such proof of service as may be required by New Jersey Statutes and Municipal Ordinances has been furnished; and,

WHEREAS, the Board, having considered the application, testimony, and exhibits submitted, makes the following findings:

1. The property is located in an R-1 Zone.
2. The property consists of 22,500 square feet in total area with 150 feet of frontage on St. Clair Avenue and 150 feet of frontage on Fourth Avenue. The property contains a 2 ½ -story frame dwelling, a pool and an existing detached three-car garage with driveway access to St. Clair Avenue.
3. The applicants are proposing to remodel and enlarge the garage through the construction of two dormers on the east and west elevations of the existing garage. The applicants are proposing other aesthetic additions including those to the garage's gabled ends. The garage is presently over-sized having dimensions of 34 x 26 feet or

864 square feet of area where 600 feet is permitted. The garage is therefore a nonconforming accessory structure and the expansion thereof to any degree requires variance relief under N.J.S. A. 40:55D-70 (c). The applicants have provided plans prepared by M. B. Hearn Architecture, LLC, dated February 13, 2013, which describe the proposal in greater detail. These plans were accepted by and relied upon by the Board in consideration of this matter.

4. The Board finds that the relief requested may be granted. The Board finds that the applicants have been in the process of renovating the principal structure on the lot which the Board finds to be a benefit to the community. The Board finds that the applicants are seeking to remodel the garage to be in architectural accord with the principal structure. The Board finds that the remodeling of the garage will be a benefit to the community as well as it will provide enhanced aesthetics in the community. The Board finds that the increase in bulk that may attend the addition of the dormers is minor in nature and will not intrude on the air, light and open space of the neighbors. Likewise there will be no substantial detriment to the zone plan because the structure presently exists as over-sized and the additions proposed here will not increase the footprint, and therefore the square footage, of the structure.

5. The application as proposed is in keeping with sound planning and zoning and does not present any detriment to the public good nor does it impair the intent and purpose of the zoning plan. The variance relief may be granted because the aesthetic benefits and other benefits to be gained by the community substantially outweigh any detriments and the new structure will advance the purpose of zoning.

WHEREAS, The Board has determined that the relief requested by the Applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinances of the Borough of Spring Lake and the benefits of this application do substantially outweigh the detriments.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Spring Lake on this 14th day of August, 2013, that the application be and is hereby granted subject to the following conditions.

1. That all existing taxes, water and sewer assessments be paid current prior to the issuance of a certificate of occupancy.

2. That all construction be completed in accordance with Borough Ordinances, the Building Codes, and Uniform Construction Codes.

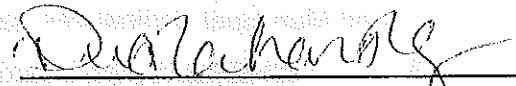
3. That all legal fees, engineering fees, inspection fees, or performance bonds set by the Board Engineer be paid by the applicant prior to the issuance of a building permit.

4. That a copy of this Resolution be given to any subsequent owner of this property.

5. That the applicants waive for themselves and all subsequent persons who may obtain an interest in the property the right to construct any other accessory building on the property.

CERTIFICATION

I, Dina Partusch, Secretary of the Planning Board of the Borough of Spring Lake, in the County of Monmouth, State of New Jersey, do hereby CERTIFY that the foregoing is a true copy of a resolution adopted by the Planning Board at its regular meeting held on August 14, 2013.



DINA PARTUSCH-ZAKORSKY

**RESOLUTION NO. 20 – 2013
(Cal 6 - 2013)**

**RESOLUTION OF THE PLANNING BOARD OF THE
BOROUGH OF SPRING LAKE, COUNTY OF
MONMOUTH, STATE OF NEW JERSEY.**

WHEREAS, Wilfredo Delsalto and Mara Codey (hereinafter referred to as the "applicants") have applied to the Planning Board of the Borough of Spring Lake for variance relief pursuant to N.J.S.A. 40:55D-70(c), from the provisions of the Spring Lake Zoning Ordinances, for permission to renovate and remodel an existing dwelling at property located at 501 Ludlow Avenue, Spring Lake, New Jersey, and known as Block 114, Lot 1 on the Spring Lake Tax Map, and

WHEREAS, a public hearing was held at the regularly scheduled meeting of July 17, 2013, in the Municipal Building, and testimony having been presented on behalf of the applicant and objectors to the application having been given an opportunity to be heard; and,

WHEREAS, such proof of service as may be required by New Jersey Statutes and Municipal Ordinances has been furnished; and,

WHEREAS, the Board, having considered the application, testimony, and exhibits submitted, makes the following findings:

1. The property is located in an R-2 Zone.
2. The property consists of a rectangular lot totaling 7,500 square feet in total area with 50 feet of frontage on Ludlow Avenue and 150 feet of frontage on Fifth Avenue. The property contains a 2 ½ -story frame principal dwelling, and a 2 ½ story garage apartment with driveway access to Fifth Avenue.
3. The applicants are proposing to remodel and enlarge the existing principal structure through the construction of an addition to the second story and by expanding the half story above the second story. The Board finds that the property contains a nonconforming accessory use in the form of a garage apartment but finds that the

applicants' proposal does not implicate said structure in any way. The Board finds therefore that relief sought herein may be reviewed according to the standards promulgated under N.J.S.A. 40:55D-70 (c).

4. The principal structure is presently nonconforming as to the existing setbacks on the lot. The applicant is proposing to construct the additions within the existing foot print however variance relief is required because the new additions will also encroach into the setbacks. Specifically, the proposal requires the following variance relief:

A. Front yard setback along Ludlow Avenue where 25 feet is required and 12.4 feet exists and is proposed.

B. Front yard setback along Fifth Avenue where 25 feet is required and 16.6 feet exists and is proposed.

C. Side yard setback where 6 feet is required and 5.2 feet exists and is proposed.

5. The applicants have provided plans prepared by Tom Petersen, Architect, dated March 14, 2013, which describe the proposal in greater detail. These plans were accepted by and relied upon by the Board in consideration of this matter.

6. The Board finds that the relief requested may be granted. The Board finds that the proposal will renovate and modernize the principal structure on the lot which the Board finds to be a benefit to the community. The Board finds that the applicants are seeking to remodel the structure so as to bring the structure into greater conformity with the style and standards of the community. The Board finds therefore that the proposal will be a benefit to the community by providing enhanced aesthetics in the community. The Board finds that the increase in bulk that may attend the additions will be modest and that the additions will not intrude on the air, light and open space of the neighbors. Likewise there will be no substantial detriment to the zone plan because the structure presently exists on the lot and the additions proposed here will not increase the footprint of the structure. The Board finds also that a hardship exists in reference to the further development of the principal structure due to the location of the structure on the property. The Board finds that the renovation of the principal dwelling would be impractical should the relief not be granted.

7. The application as proposed is in keeping with sound planning and zoning and does not present any detriment to the public good nor does it impair the intent and purpose of the zoning plan. The variance relief may be granted because the aesthetic benefits and other benefits to be gained by the community substantially outweigh any detriments and the new structure will advance the purpose of zoning and that certain hardship exists.

WHEREAS, The Board has determined that the relief requested by the Applicants can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinances of the Borough of Spring Lake and the benefits of this application do substantially outweigh the detriments.

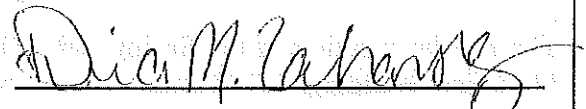
NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Spring Lake on this 14th day of August, 2013, that the application be and is hereby granted subject to the following conditions.

1. That all existing taxes, water and sewer assessments be paid current prior to the issuance of a certificate of occupancy.
2. That all construction be completed in accordance with Borough Ordinances, the Building Codes, and Uniform Construction Codes.
3. That all legal fees, engineering fees, inspection fees, or performance bonds set by the Board Engineer be paid by the applicant prior to the issuance of a building permit.
4. That a copy of this Resolution be given to any subsequent owner of this property.
5. That the applicants shall install such drainage systems and designs as required by the Board engineer.
6. The applicant shall not extend or enclose the front porch

CERTIFICATION

I, Dina Partusch, Secretary of the Planning Board of the Borough of Spring Lake, in the County of Monmouth, State of New Jersey, do hereby CERTIFY that the foregoing is a true copy of a resolution adopted by the Planning Board at its regular

meeting held on August 14, 2013.



DINA PARTUSCH-ZAHORSKY