

**AMENDED MINUTES OF THE
SPRING LAKE PLANNING BOARD
June 8, 2016**

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, 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, Cindy Napp, Walter Judge, Matt Sagui, Melissa Smith-Goldstein, Lisa DeBerardine, Mary Ann Rooney and Chairman Nicholas Sapnar.

Motion by Sapnar, seconded by Judge, that the minutes of the May 11, 2016 regular meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Napp, Judge, Sagui, Goldstein, DeBerardine, Rooney and Sapnar voted Aye. Burke abstained. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the amended minutes of the May 19, 2016 special meeting be adopted. On roll call Board Members Rizzo, Judge, Sagui, DeBerardine, and Sapnar voted Aye. Iannaccone, Burke, Napp, Goldstein and Rooney abstained. None No. Motion carried.

CAL#2-2016 O'Connor/Godfrey
330 Second Street
Block 13 Lot 2.01

Michael Rubino, applicant's attorney, marked items into evidence. He gave some background on the subdivision of the properties on Second Street. There was a wetlands line drawn on the map that was used for the auction of the properties. There is a vacated street on the north side of the property. Discussion of vacated street ensued. There was a discussion of the buffer line that was created when the property was subdivided.

Dr. Patrick O'Connor was sworn in. He received a variance to build a house on Second Avenue. His wife died in 2009 and he was left with two small children. He explained that his mother comes down to help care for his children. They purchased the property to build a house for her. He has four brothers and sisters. He filed with the DEP and received permits. DEP stipulated three foot of wetlands and a 25 foot buffer zone. This forced him to move the house forward 10 feet into the front yard setback.

Rob Slifer asked, "How deep is the house?" 55' 4" "Will the house be 10 feet forward of the two new houses that are there?" Yes. Robert Drashoff: "Will the setback effect the Borough's ability to put a sidewalk in as planned?" No. Michael Mueller: "Where will the 'octagon' property house sit?" The new owner will probably need to come to the Board for approval. There is no plan yet.

There was additional discussion and confusion over the wetlands, setbacks and buffer from the 2005 Resolution creating the subdivision; 35 foot stream buffer and the survey that was sent out with the auction advertisement.

Mr. Rubino requested and was granted a five minute break. Meeting resumed.

Al Hilla stated that there is disagreement about where the line ends on the north end between the survey that created the subdivision and the survey provided by the applicant. On the southerly end, the applicant's architect and the Board Engineer agree. It is not the Board's position to be right or wrong. The Board is to make a determination from the information submitted with the application. If there is a discrepancy in the survey, they need to go to the surveyor to straighten out.

Application will be carried to July meeting. No notice required.

CAL#4-2016 Rickwood
417 Salem Avenue
Block 23, Lot 9

Rory Rickwood, applicant, was sworn in. The house is a 1956 split level. The house needs updating.

Robert Dooley, Architect, was sworn in and accepted. Exhibits marked into evidence. He testified that they propose a vertical expansion of a non-conforming building. They are staying within the footprint of the current building. There will be a new deck, but it is within the required setbacks. Front yard required setback is 25 feet where 21.18 feet is existing and proposed. Side yard required is 7.3 feet and 6.3 feet is existing and proposed setback. The house called for a front porch. They will be putting a roof on the existing front porch. The house to the east has about a 6 foot setback. The house to the west is about the same setback. Will the sidewalk be fixed? Yes.

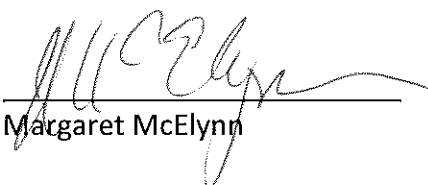
Motion by Judge, seconded by Rizzo to go into caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by Judge, seconded by Rizzo to come out of caucus. On roll call all Board Members voted Aye. None No.

Motion by Sapnar, seconded by Judge to approve the covered porch with usual stipulations and on the condition that the sidewalk will be repaired. On a roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Sagui, Goldstein, DeBerardine, Rooney, Sapnar voted Aye. None No.

Motion to adjourn by Sapnar, seconded by Judge. All members Aye. None No. Motion carried.
Time: 8:20 PM.

Respectfully Submitted:


Margaret McElynn