

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
MAY 17, 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 roll for attendance. Present were Joseph Rizzo, Larry Iannaccone, Michael Burke, Cindy Napp, Walter Judge, Robert Drasheff, Lisa DeBerardine, and Chairman Nicholas Sapnar.

Motion by Sapnar, seconded by Judge, that the minutes of the April 12, 2017 regular meeting be adopted. On a roll call Board Members Rizzo, Napp, Drasheff, DeBerardine, Sapnar voted Aye. Members Rizzo, Burke and Judge abstained. None No. Motion carried.

CAL #1-2017 Lapitzki
320 Villa Park Way
Block 13 Lot 2.02

Nicholas Lapitzki and Larissa Lapitzki were sworn in. Mr. Lapitzki stated the variances requested. The driveway is one foot from the property line. The building coverage is 25.41%. There is a drywell in the front yard setback. There is a deck in the rear of the detached garage. Mr. Lapitzki is a builder.

The record reflects that Mr. Burrus arrived at 7:08

The driveway setback was an oversight. During the planning stage, they made the home smaller to comply with the rules. There was a field change during the building process. He received a verbal approval from the Zoning Officer for a front yard drywell but he was unaware of the front yard setback. There was a discussion of the impervious coverage and determined that they were under the maximum allowed. Exhibits were marked into evidence. There was a discussion of the builder/architect responsibility to review the code specific to each town. The deck on the rear of the house was less than 24 inches above grade on the original plan and was not counted as building coverage. The grade slopes and that changed the height near the edge. The deck on the rear of the garage has air conditioning compressors on it. The location was approved by the Zoning Officer. There was a discussion of the deck in the stream buffer. There was a discussion of the logic for putting drywells 10 feet off the property line. It is considered a structure. For practical purposes, it should not be near a structure so it would undermine the foundation.

The applicant was granted a break to gather his thoughts. Mr. Lapitzki concluded the driveway brick was added as a mounting block to control water flow from the adjacent property, which is at a higher grade. It would be difficult and costly to change it. Deck was approved on the plan. The drywell is 10 feet from any buildings and has no impact on any structures in the vicinity. It would be a hardship to relocate. The air conditioning was not on the plan but the location was approved by zoning. They believe that these items present no negative impact on the neighborhood and environment. They intended to build a spec house and fell in love with the community and decided to make it their home.

Motion to go into caucus by Judge, second by Drasheff. On a voice vote all Board Members vote Aye. None No. Motion carried.

Motion to come out of caucus by Judge, second by Drasheff. On a voice vote all Board Members vote Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the drywell location. On a roll call vote Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Deberardine and Sapnar voted Aye. None No. Motion carried.


Motion by Sapnar, seconded by Judge to approve principal building coverage at 25.41%. On a roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Deberardine, Burrus and Sapnar voted Aye. Drasheff No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the driveway with 1.1 foot setback. On a roll call Board Members Rizzo, Iannaccone, Napp, Judge, Burrus and Sapnar voted Aye. Burke, Drasheff, Deberardine No. Motion carried.

Motion by Sapnar, seconded by Judge to deny the air conditioning deck. On a roll call vote Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Deberardine, Burrus and Sapnar voted Aye. None No. Motion carried.

Motion by Judge, seconded by Drasheff to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 8:02 PM

Respectfully submitted:


Margaret McElynn
Board Secretary