

**AMENDED MINUTES OF THE
SPRING LAKE PLANNING BOARD
OCTOBER 11, 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, Stuart Patterson, Nicholas Sapnar.

Motion by Sapnar, seconded by Judge, that the minutes of the September 13, 2017 regular meeting be adopted. On roll call Board Members Rizzo, Iannaccone, Napp, Judge, Drasheff, DeBerardine, and Sapnar voted Aye. Burke and Patterson abstained. None No. Motion carried.

RES#17-2017 220 Worthington Ave Enterprises LLC

Motion by Sapnar, seconded by Judge to approve Resolution #17-2017 as amended. On a roll call Board Members Rizzo, Iannaccone, Napp, Judge, Drasheff, DeBerardine and Sapnar voted Aye. Burke abstained. None No. Motion carried.

RES#18-2017 Bello

Motion by Sapnar, seconded by Judge to approve Resolution #18-2017. On a roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, DeBerardine, and Sapnar voted Aye. None No. Motion carried.

7:10 PM Thomas Burrus has joined the Board.

CAL#5-2017 Pegler

1701 Third Avenue

Block 99 Lot 20

Bulk Variances

Robert Ferraro, applicant's Attorney, explained that the application has been amended to reflect the consultation with the neighbors and the Board comments. Timothy Middleton, Attorney, representing Mr. & Mrs. Newman, who reside at 1707 Third Avenue, sent him a letter withdrawing their objection subject to one additional revision. They will have a new survey done to find the true property line and will move that driveway one foot off of that property line.

Mr. Middleton concurred.

Exhibits were marked into evidence.

Jason Lusardi, architect, was still under oath. They removed some existing construction that violated the rear and side yard setbacks and brought it around to the south side creating greater setbacks in the side and rear yard. Building Coverage will be increased by ½% - 8 square feet. Impervious Coverage went down 3%. Building coverage required is 25%, existing is 28.5%, proposed 29%. Impervious Coverage: 40%, existing is 49.95, proposed 45.4%. Side yard setback: existing 5.3 feet, proposed 8.2 feet where 15 feet is required. Rear yard setback: existing 4 feet, proposed 22.2 feet where 35 feet is required. They will stake out the true property line and leave the landscape tie as requested by Mr. Newman. The Third Avenue driveway will be a strip driveway, one foot off the property line. The Brighton Avenue driveway will conform to the two foot setback. As an additional benefit to the plan, they are eliminating the garage door facing the street as required by current ordinance. They are bringing the second floor addition into the required 15 foot setback.

Mr. Ferraro summed up.

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

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

Motion by Sapnar, seconded by Rizzo to approve the revised application, adjusting the east driveway one foot and addressing the items in the engineer's letter. On a voice vote Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, DeBerardine, Burrus and Sapnar voted Aye. None no. Motion carried.

CAL#7-2017 Del Russo
518 St. Clair Avenue
Block 102 Lot 11
Bulk variances

Board Member Napp recused herself. She has a business relationship with the applicant.

Michael Rubino, Attorney, marked items into evidence. He explained that the house is currently a two family. They will give up the two family use. It will become a single family home. The current front yard setback is 20.5 feet, proposed 14.59 feet but it is 29 feet to the curb on a wide street.

Angelo Del Russo had been a shore person for many years. He had a period of time when he did not have a shore house. He did a job for someone in Spring Lake and fell in love with the town. He bought his home in February 2016 for year round weekend use. It is currently a two family. He intends to move the bedrooms upstairs and give up two family use of the property. While he renovates, he feels that a front porch and dormers will make the house appealing and useful for his family. He sees porches as the signature of Spring Lake houses.

Jonathan Wolfe, architect, was sworn and accepted. Mr. Del Russo asked him to evaluate his house to see if it could be made more appropriate to Spring Lake style. There will be a six foot deep porch across the whole front of the house. They would have asked for a deeper porch but the front yard setback was an issue. Six feet will be useable but conservative. There is a 15 foot right of way and 14 feet 6 inches to the proposed porch. The two proposed dormers would extend 17 inches beyond the existing full dormer and add a benefit to the interior and exterior aesthetic of the house. Mr. Wolfe gave the front yard setbacks for houses on the street: 524, 520 and 518 St. Clair 20 feet 6 inches, 500 St. Clair 18' 6", 502 is 16' 7", 504 is 16' 8", 508 is 25' 7", 510 is 13', 512 is 15' 4", 514 is 26' 8" where 25 feet is required. The measurements were taken from the property line. They will repair the curb and sidewalk. The second floor dormer has a FYS of 21.5 feet. The front porch will be 18 – 24 inches above grade. The back deck is close to 40 inches above grade. It is included in building coverage.

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

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

Motion by Sapnar, seconded by Judge to approve the application with the condition that the applicant comply with the recommendations of the Board Engineer, the porch will not be enclosed and the dwelling will be converted to a single family from a two family. On a voice vote Board Members Rizzo, Iannaccone, Burke, Judge, Drasheff, DeBerardine, Patterson, Burrus and Sapnar voted Aye. None No. Motion carried.

Ordinance No. 2017-007 Mr. Patterson and Mr. Burrus recused themselves. They have an interest in properties affected by the ordinance. The ordinance takes some residential properties out of a commercial zone.

Motion by Sapnar, seconded by Judge to send a letter to the Council that the Ordinance is consistent with the Master Plan. On a voice vote all Members voted Aye. None No. Motion carried.

The discussion of roof structures was put off until next month. Mr. Iannaccone feels that the current ordinance should allow for roof structures to be shingled.

Motion by Judge, seconded by Napp to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 8:25 PM

Respectfully submitted:



Margaret McElynn
Board Secretary