

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
MARCH 14, 2018**

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, Cindy Napp, Walter Judge, Robert Drasheff, Melissa Smith-Goldstein, Lisa DeBerardine, Stuart Patterson, Nicholas Sapnar.

Motion by Sapnar, seconded by Judge, that the amended minutes of the February 7, 2018 regular meeting be adopted. On roll call Board Members Rizzo, Napp, Judge, DeBerardine, Patterson, and Sapnar voted Aye. Drasheff and Goldstein abstained. None No. Motion carried.

CAL#9-2017 1505 Ocean Ave LLC will be carried to 4/11/2018 at 7:00 in this room with no new notice required.

CAL#1-2018 Guerri
100 Atlantic Avenue
Block 33 Lot 19
Bulk variances

Lynda Lee, attorney, stated that the Guerri's are hoping to add to their existing residence.

William Guerri was sworn in. They rented in the summer of 2013 and had a great experience. They purchased 100 Atlantic in November 2013, which is a ranch. Their children are grown. They are considering making this their permanent home. He has elderly in-laws and would like to provide room for the whole family. They would like to have a porch and make the house look more like other houses in Spring Lake.

Joseph Walker, architect, was sworn and accepted. He marked some items into evidence. First Avenue will have a conforming over 25 foot setback. They are looking to match the existing setback on Atlantic Avenue, which is within the setback, adding a second floor. They will step back part of the Atlantic Avenue side to 27 feet and add a covered porch, which will be within the setback. The porch of the neighbor to the west is 21.55 feet. North side is conforming. They will remove the shower that is non-conforming. The driveway is a foot away from the property line. They will move it to 2 feet and make it conform. Building

coverage is increases from the porch addition but will add curb appeal. If they took the existing attached garage off, the building coverage would be 21%. Since this is a corner lot, a detached garage would likely have to face the street. The current design includes about 4,400 square feet of interior. They could put a 6,200 square foot home on the property. The garage will not become living space and will remain a garage. They will landscape the condensers to screen them. They will repair the sidewalk as necessary.

Sherry Berman, 101 Atlantic, spoke in favor of the application.

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

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

Motion by Sapnar, seconded by Judge to approve the application with the conditions that the sidewalks be repaired, the garage will never be living space, no detached garage, the air conditioning will be landscaped and utilities will be underground. On a voice vote Board Members Rizzo, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, and Sapanr voted Aye. None No. Motion carried.

CAL#2-2018 Conheeney
307 Fourth Avenue
Block 23 Lot 1
Bulk Variances

Lynda Lee, attorney, stated that the applicant would like to build a new house.

Brendan Conheeney was sworn. They have been coming here for 20 years from Somerset and have stayed in B & B's. They decided to buy down the shore and looked at many towns. Spring Lake is such a community, with tree lined streets and friendly people not a "shore" town. They narrowed their search to Spring Lake. The house they bought two years ago is a split level and they would like a traditional 2 story home. Once completed, they will move here full time to retire. They love to cook and have a big family who love to visit.

Joseph Kociuba, engineer and planner, was sworn and accepted. The lot is a 50' x 150' undersized lot on a corner in the R-2 zone. They propose to raze the existing and construct a new house. They will comply with setback on Salem 30.25 feet where 25 feet is required and are requesting a variance for the setback on the Fourth Avenue side of 18.75 feet where 25 feet is required. The existing setback is 16.13 feet so they are pushing back the house. There is approximately 15 feet from the property line to the curb. The proposed house will be 33.75 feet from the curb. The house is 25 feet wide. A conforming house would need to be 19 feet wide and would negatively affect the aesthetic. There is no side yard setback. An exhibit was

marked into evidence. Garage 22' x 22' and will need a front yard setback of 21.75 feet where 25 feet is required. The side yard will comply with the 6 feet required. The neighboring house is closer to the street by 6 feet. A compliant garage would only be 19 feet deep, which does not allow for walking around a vehicle. They will comply with grading and drainage requirements of the Board Engineer. They are eliminating the non-conformity on the Salem side and lessening the non-conformity on the Fourth Avenue side and bringing the property more in conformance with the zone plan. They are adding a detached garage, which is encouraged by the Borough. Coverage is fully conforming. There are numerous properties with non-conforming setbacks in the area. Property to the south has a setback of 16 feet, north across Salem has a setback of 18 ½ feet, north of that is 18 feet. The properties on Fourth across the street all have about 20 foot setbacks. The house is in a flood zone and will comply with the requirements.

Charlie Maffey, 303 Fourth Avenue, asked about drainage. There will be drywells. Property drains east to Fourth Avenue.

Ryan Meyers, Atlantic Modular, was sworn. They will be building a 3000 square foot home with 4 bedrooms and the house will conform to the flood plain requirements. They were cognizant of the neighbors and the neighborhood as they tried to get the Conheeney's the room that they wanted. They have chosen a gas direct vent fireplace, which will allow them to lower the chimney.

Mr. Kociuba stated that they will comply with the half-story requirement. The building height will be 32 feet from finished first floor. They will comply with the Board Engineer's letter regarding curb and sidewalk replacement as required. They will put in flood vents required by the UCC. They will add a yard drain in the southwest corner.

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

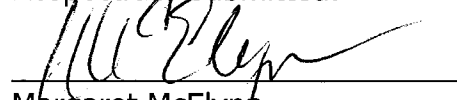
Motion to come out of caucus by Judge, seconded by Drasheff. On a voice vote Members voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Rizzo to approve the application with the condition that they will meet the requirements in the Board Engineer's letter; comply with half story requirement, comply with the overall height, repair curbs and sidewalks as required, add the yard drain in the southwest part of the yard and comply with flood vent requirements. On a roll call vote Board Members Rizzo, Napp, Judge, Drasheff, Goldstein, DeBerardine, Patterson, and Sapnar voted Aye. None No. Motion carried.

Roof Structure discussion: Joe Rizzo presented pictures. The Board discussed occupied space, height/width/pitch/area, wording of the current ordinance, turret/tower/spire definition, prohibition of dormers/windows, and limitation to conforming lots.

Motion by Judge, seconded by Rizzo to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 8:43 PM

Respectfully submitted:



Margaret McElynn
Board Secretary