

**MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
OCTOBER 9, 2019**

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, Thomas Burrus, Lisa DeBerardine, Stuart Patterson, Laurie Koziol-Buckelew, and Nick Sapnar.

RES#21-2019 Spring Lake Bath & Tennis

Motion by Judge, seconded by Rizzo, to approve RES#21-2019. On a roll call Board Members Rizzo, Burke, Napp, Judge, DeBerardine, Patterson, voted Aye. None No. Motion carried.

RES#22-2019 Giattini

Motion by Sapnar, seconded by Judge, to approve RES#22-2019 as amended. On a roll call Board Members Rizzo, Burke, Napp, Judge, Drasheff, Burrus, DeBerardine, Patterson, Buckelew and Sapnar voted Aye. Iannaccone abstained. None No. Motion carried.

CAL#10-2019 Moloney

Mr. Sapnar recused himself. He is within 200' of the property.

Brian Moloney stated that the house is a small colonial built in the 1920's on 18,000 square foot lot with a 2,000 square foot footprint. It is relatively small by Spring Lake standards, on a large lot. He purchased the house in 2017. They live in Hoboken and have 3 children. The large yard with 5 old growth oak trees was very appealing. They renovated within the existing footprint and they are very happy with the results but the front stoop does not have any covering. For aesthetic reasons and for function, they would like to put a portico over the stoop. The house is setback 25' but the portico would extend 30" from the house. They are seeking a 2 1/2' variance for the FYS. It would be very much in keeping with the character of the neighborhood. It will not interfere with the site lines of any neighbors. The neighbors have front porches. They have a side porch and would like to have some protection over the stoop. There may have been some sort of canopy previously, which was indicated by the condition of siding that was recently removed. They will fix the sidewalks and curb.

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

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

Motion by Judge, seconded by Burke to approve the application with the conditions that the curb and sidewalks will be repaired. On a roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Drasheff, Burrus, DeBerardine, Patterson, and Buckelew voted Aye. None No. Motion carried

CAL#11-2019 Toronto

Ray Carpenter marked some items into evidence.

Councilman Drasheff recused. He has a family/work conflict with Mark Aikins.

Mark Aikins, Attorney, introduced the application.

Ray Carpenter, Engineer and Planner, was sworn and accepted. He testified that the house sits up on a hill and there is a 6 foot change in grade from the curb to the house and a 7 foot change from the house to the property line. They will grade the driveway down to Monroe Avenue instead of as it currently grades to rear yard. They will be flattening out the yard and improving the drainage. There will be 3 retaining walls; left 1'9", right 1', middle 3' 2". There is such a dramatic change in grade that it is hard to deal with; without retaining walls. They will be taking out 5 trees. There was a discussion of the drainage. There are 2 tanks: one is at the left front of the house to take the house runoff and one off the addition to drain the addition and garage. The northwest corner will have a yard drain. They will be under the building coverage and impervious coverage. There was a discussion of the outdoor kitchen within the SYS. Mr. Carpenter showed some pictures of the property to the Board. Mr. Carpenter addressed the Engineer's review letter. They will scale back the deck to 11.25' with SYS to conform. The structure is 2 stories. There was confusion about attic space and ½ story calculation. That will be clarified on the plan. They will do soil borings at the locations of the proposed drywells and have it reviewed by the Board Engineer. They will move the drywell between the house and garage so it is 10 feet off the garage. The drywell in the rear corner is at the low point of the lot and will drain the roof drains from the garage and the driveway and is too close to the property line and garage. The intent was to propose this additional drainage, that requires a variance, out of an abundance of caution to lessen the water in that northwest corner. The removal and replacement of soil will be approximately a wash. Soil removed from the addition will be used to adjust the grade of the driveway. The drywell in the rear corner will be hand dug. The cold water rinse station will have a base of stone to allow the water to percolate into the ground. There was a discussion of the landscape plan. A final landscape border plan is to be submitted for approval by Al Hilla. The sidewalks and curb will be replaced.

John Martin, 212 Monroe, asked how far the driveway was off his property line. It ranges from 6 feet to 10 feet off his line at the garage. His driveway is 2 feet off the property line.

The applicant will revise the plans and the application will be carried to November 13, 2019 with no new notice required.

Dibble:

A previous resolution that had a condition that additional impervious coverage, which was allowed for a disabled family member, would be restored to compliance if they sold the property. The title company is requiring that the Board approve the restoration as a condition of the sale and they will be allowed to take that deed restriction out.

Motion by Sapnar, seconded by Judge to find that the property complies with the original stipulation that the property be brought back to compliance with the ordinance and that the deed restriction may be removed.

RES#23-2019 Dibble

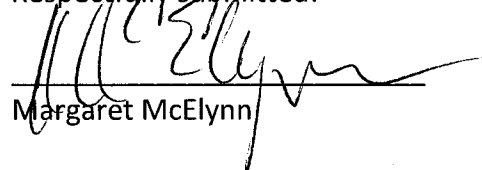
Motion by Sapnar, seconded by Judge, to approve RES#23-2019. On a roll call Board Members Rizzo, Iannaccone, Burke, Napp, Judge, Burrus, DeBerardine, Patterson, Buckelew and Sapnar voted Aye. Drasheff abstained. None No. Motion carried.

There was a discussion of the completeness of applications.

There was an update on the Master Plan review. Motion by Sapnar, seconded by Patterson to have Mr. McGill send out an RFP to three prospective consultants. On a voice vote all Aye. None no. Motion carried.

Motion by Napp, seconded by Burke to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 8:53 PM

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'Margaret McElynn', written over a horizontal line.

Margaret McElynn

Board Secretary

