

**AMENDED MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
FEBRUARY 19, 2020**

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.

Robert Drasheff, sworn in as a Class Three Member.

The Board Secretary called the roll for attendance. Present were Joseph Rizzo, Michael Burke, Cindy Napp, Walter Judge, Robert Drasheff, Lisa DeBerardine, Laurie Koziol-Buckelew, and Nick Sapnar.

Motion by Sapnar, seconded by Judge to approve the minutes of the August 14, 2019 regular meeting. On a roll call vote Board Members Rizzo, Burke, Napp, Judge, Drasheff, DeBerardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the minutes of the September 11, 2019 regular meeting. On a roll call vote Board Members Rizzo, Burke, Napp, Judge, Drasheff, DeBerardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the minutes of the October 9, 2019 regular meeting. On a roll call vote Board Members Rizzo, Burke, Napp, Judge, Drasheff, DeBerardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the minutes of the November 13, 2019 regular meeting. On a roll call vote Board Members Rizzo, Burke, Napp, Judge, Drasheff, DeBerardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the minutes of the December 11, 2019 regular meeting. On a roll call vote Board Members Rizzo, Burke, Napp, Judge, Drasheff, DeBerardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

RES# 10-2020 Schleckser 101 Howell Avenue

Motion by Sapnar, seconded by Jurdge, to approve RES#10-2020. On a roll call Board Members Rizzo, Burke, Napp, Judge, DeBerardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

CAL#16-2019 Rizzo 321 Tuttle Avenue

Kevin Callahan, Attorney, summarized the application. They have revised the application to move the outside shower to the rear deck.

Joseph Rizzo, sworn-in. They have owned the house since 2005. The interior still has the original woodwork and they love the arts and crafts feel. The house was built in 1910 by the then mayor of Spring Lake. They have used the house as a vacation home but hope to be able to retire here in the next couple of years. They have never rented the house. It has been for family use—they have four children and two grandchildren. They have a very elegant living room and dining room with nice ceilings and woodwork. They have a very small TV room. They would like to increase the size of the family room and have it open onto a deck. The second floor currently has four bedrooms and one bathroom. They would like to add a master bedroom and additional bathrooms.

Patrick Conroy, neighbor to the east, asked if anything on the subject property would affect his future development of his property. He asked for clarification of the location of the outdoor shower, which will be provided by the architect.

Mark Marcille, Architect, sworn and accepted. The plan was to construct a two story addition and was originally larger than the current proposal, which they scaled back to be in conformance. The house is a bungalow style with craftsman influence. At some point the front porch was enclosed and made living space. They intend to restore the porch to a more open feel and use folding doors, mostly glass, which can be open for the nicer months and closed in cooler weather. This will not increase the footprint. On the rear, they will add a master suite, powder room, pantry and deck. The outside shower will be at the center of the back deck. The addition is in front yard setback on Fourth Avenue. The foundation will expand on the same line as the existing foundation, which fits with the simple rectangular shape of the characteristic of the craftsman style. The existing patio with a metal roof is approximately the size of the addition so there is already coverage there. The patio and roof will be removed. The arbor will be pulled back onto the property. The existing grill has been removed. The condensers will be relocated to 10 feet off the property line and one unit will be within 5 feet and the other within 7 feet of the deck. The deck, mechanicals and the neighbor's yard will be heavily screened by Leyland Cypress. There was a discussion of the walkway to the door along Fourth Avenue and the width of the deck. He agrees with Mr. Hilla's BC of 25.7%.

Ray Carpenter, Engineer and Planner, sworn and accepted. Some items were marked into evidence. This is an undersized lot: 7,500 where 9,750 square feet is required. It is a narrow lot: 50 feet where 65 feet is required. The depth is 150 feet. The maximum conforming house they could build would be 19 feet wider. The school is across Fourth Avenue. The neighbors on Fourth Avenue have similar setback and on Tuttle the houses are similar setback. There was a discussion of drainage. The grill and patio will be moved to conform within the 25 foot setback. The outdoor shower will be piped into the sanitary sewer system. The fence on the east side will be removed. The curbs and sidewalks will be repaired as needed. There was a discussion of the new bay window on the west side and the setbacks: 18.06 FYS to house, 16.06 FYS to bay window and 13.06 to deck.

Motion by Judge, seconded by Rizzo to go into caucus. On a voice vote, all member 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 on the conditions that there is an approved landscape plan, condensers will comply, existing gas grill will be removed, curbs and sidewalks will be repaired as needed, storm water drainage plan will be approved, electric service will go underground, outdoor shower will be moved to the back deck, an arborist will review the plan for the Fourth Avenue street trees and walkway will be at or below 294 square feet. On a roll call Board Members Rizzo, Burke, Napp, Judge, Drasheff, DeBerardine, Buckelew and Sapnar voted Aye, None No. Motion carried.

CAL#17-2019 Froelich 2307 Third Avenue

Bob Drasheff recused because this is a use variance.

Michael Rubino, Attorney, marked some items into evidence. They cannot replace the existing stairs because it will not meet safety code with a variance.

Chris Froelich, sworn. The main house has never been rented but is only used for family. They have had three renters for the garage since they owned the property; 5 years, 15-20 years and current for 35 years. The family rented in spring Lake during the '50's and bought this house in 1960. His mother left the house in trust to her eight children and the 17 grandchildren and 21 great-grandchildren. The garage apartment was there when they bought the house and it was already about 20 years old. The garage apartment needs to be safer. There is no addition or alteration. The enclosure will be safer for the tenant and block them from view of the neighbors. They want to remove the north garage door and wrap the stairs into the garage.

George A. Tsairis, Architect, sworn and accepted. The current stairs have uneven treads & risers. They will keep the existing footprint. If they kept the outdoor stairs, they would need to bring it out 4.5' to bring it to code. The sheetrock and doors will be fire rated. There will be an entrance and then two steps to a landing then another two steps to a landing and then straight up to an interior doorway. It will be much safer if the application is granted. The first floor will be storage area/garage. There was a discussion of the safety of the exits. They will remove gravel from the driveway that is on the neighbor's property and 461 sf of stone to eliminate impervious variance and create a conforming two foot buffer.

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 Burke to come out of caucus. On a voice vote, all member voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the application on the condition that there will be no expansion of the garage. On a roll call Board Members Rizzo, Burke, Napp, Judge, DeBarardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

CAL#18-2019 Miranda 113 Brown Avenue

Mr. Judge recused because he has a business relationship with the applicant's engineer. He left the meeting.

Mike Henderson, Attorney, confirmed the identifying information on the property and asked if their notice was in order. The Board accepted jurisdiction.

Carolyn Feigin, Joseph Miranda and Richard Manhire were sworn.

Mr. Miranda has owned the property for a little over a year. It is his primary residence. It is a 2 ½ story dwelling on a 50' x 150" lot with a detached garage. Several people in his neighborhood have generators.

Mr. Feigin, Engineer and Planner, was accepted. The property is a 7500 sf lot, 50' x 150', in the R-2 zone and is surrounded by residences on the east, west and north. The south side of the property backs up to Wreck Pond and has a wetlands buffer of 20 – 25 feet. The garage is in the buffer. They have a CFRA permit for the garage but do not want to add any other disturbance in that area. They will not be proposing any changes to the structures on the property. The generator will be at the back of the house to the west of the steps. There is a window there. They will comply with requirements of the code officials regarding the window. The impervious coverage will increase to 54.16% where 55% is allowed. They are requesting a variance for a SYS 6.8'. There is a solid line of arborvitae on the west property line. There is no practical spot on the east side to place the generator without interfering with the driveway and on the west the house is 6.5' from the lot line. If there was a strict application of the ordinance, the generator would have to go in the middle of the patio and would block egress from the stairs. The generator will provide safety from fire and flood for the homeowner. It will be sound proofed and screened so will not be a detriment to the neighborhood.

Mr. Manhire has put in many generators on similar size lots in flood zones in multiple local municipalities. There are giant evergreens and PVC solid fence that act as a privacy screen, as well as a sound buffer. This is a new model Kohler with a sound enclosure, critical silencer and sound deadening foam. The ATS will be by the service panel on the west side of the house and the gas will be routed through the crawl space out the back of the house to the generator.

Brian Piro, 111 Brown, has no objection to the installation of the generator.

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

Motion by Burke, 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 Burke to approve the application as submitted. On a roll call Board Members Rizzo, Burke, Napp, Drasheff, DeBarardine, Buckelew and Sapnar voted Aye. None No. Motion carried.

Motion by Rizzo, seconded by Napp to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 9:55 PM.

Respectfully submitted:

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

Board Secretary