

**MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
APRIL 9, 2008**

The regular meeting of the Spring Lake Planning Board was held on the above date at 7:30 PM in the Municipal Building, Fifth & Warren Avenues, Spring Lake, NJ.

Chairwoman Colleen Panzini called the meeting to order, led everyone in the Pledge of Allegiance to the Flag 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 Nicholas Sapnar, Michael Burke, Cindy Napp, Colleen Panzini, Meghan Frost, Walter Judge, David O'Malley and Dawn McDonough.

Motion by Burke, seconded by Sapnar, that the minutes of the March 12, 2008 meeting be approved. On roll call all Board Members voted Aye. None No. Motion carried.

Chairwoman Panzini announced that Cal 10-07 Mary Holder Agency has been adjourned to June 11, 2008 and Cal 19-07 Gosline and Cal 16-07 Desidario have been adjourned to July 9, 2008. MGM Homes has withdrawn their application.

Board Attorney George McGill read the following resolutions for adoption.

**Resolution #15-2008 BOGDAN**

Motion by Sapnar, seconded by Burke, that Resolution #15-2008 Bogdan be approved. On roll call Board Members Sapnar, Burke, Napp, Panzini, Frost, Judge, O'Malley and McDonough voted Aye. None No. Motion carried.

**Resolution #16-2008 LANGSTINE**

Motion by Burke, seconded by Sapnar, that Resolution #16-2008 Langstine be approved. On roll call Board Members Sapnar, Burke, Napp, Panzini, Frost, Judge, O'Malley and McDonough voted Aye. None No. Motion carried.

**CAL 28-2007 FLORENTINE  
209 PENNSYLVANIA AVE  
SUBDIVISION**

Richard Tilton, Esq., attorney for the applicant, Joseph Florentine, had the exhibits marked into evidence and introduced himself to the Board. He is here for a minor subdivision on Block 16 Lots 4 & 5, at 209 Pennsylvania Ave in the R-2 zone, across the street from St. Catharine school. The application is to subdivide the existing parcel into 2 lots. Presently the property measures 100 ft. wide by 75 ft. deep. The application also proposes a driveway easement in favor of Lot 6, directly west of the subject property. Variances will be requested for lot area, lot depth, front yard and rear yard setbacks. The accessory building on the lot will also require a variance.

Daniel Dougherty, P.E. was sworn in and accepted by the Board as an expert. Mr. Dougherty explained that the existing block was developed with 75 ft. deep lots with shared driveways. The garage is shared by four families and faces Pennsylvania Ave as well as Ocean Road. The proposal is to subdivide the properties as they originally were, 2 - 50ft by 75ft lots. Mr. Florentine proposes to build 2 single, 2 story homes, 30' X 31' the front yard will have a 17ft front yard setback which will line up with the existing homes on the block. They will abandon the use of the driveway shared with Lot 6, so that the owner of Lot B will have no rights to the existing driveway. The property will remain with Lot B but an easement will be perfected in favor of Lot 6. There will be 8.3 ft. between the house on Lot B and the garage.

At this point, Board Attorney McGill informed the Board and the audience that the owner of Lot 6 is Peg Costanzo, who is the Board Secretary.

Mr. Dougherty addressed the comments of the Board Engineer and will comply with everything. Mr. Dougherty was then questioned by the Board Members.

Joseph Florentine, the applicant, was sworn in. He stated that he lived on Pennsylvania Ave for some years and is familiar with the neighborhood. The house burned down 10 years ago and the owner came before the Board for variances to build one large house. The application was granted but the owner never built. Mr. Florentine went on to say that he thought that 2 smaller homes would fit into the neighborhood better than one large house. He thought that it would be better to have a separate driveway for each house rather than continue to have a shared driveway. Mr. Florentine had slides flashed on the wall of the Council Chambers to show how the neighborhood would look with one large house and with 2 smaller houses. Upon questioning by his attorney, Mr. Florentine described the proposed houses and said that neither house would have a basement. The height of the houses is 31ft. slightly higher than the height of the present homes on either side. Mr. Florentine also informed the Board that he had talked to all the neighbors and they were agreeable to the proposal.

Eleanor Twomey, 108 Vroom Ave, asked how high the turret would be. Mr. Florentine said that it would be the same height as the roof.

Carmela Pavliv, 415 Ocean Road, said that her parents live behind the lots in question, said that the coverage would be more than stated and they have just done a lot of work on their basement to prevent flooding and the proposed dry well is just 10 feet off the property line. She wants to know how that will impact the neighbors. Mr. Florentine said that the two houses cover less than 25% of the combined two lots. He can move the dry well or seepage pit to the front yard. Board Engineer Chas Holloway suggested that the proposed driveways be made shorter to cut down on impervious surface.

Nino Caridi, 208 Ocean Road, owner of the property behind the subject property, explained how the water table was 60 years ago. There was never a water problem until the town closed the inlet. Lyle Marlow, Worthington Ave, asked what flood zone this property was in. He was told that the lots on Pennsylvania Ave are in the 'C' zone. Mr. Tilton said that the applicant will work with the Borough Engineer to make sure that the water drains away from the neighboring properties. It was pointed out that the 200 and 300 blocks of Pennsylvania Ave are the only ones in the Borough that are 150 ft. wide instead of 300 ft wide.

Allison Coffin, P.P. was sworn in and accepted as an expert. Ms. Coffin reviewed the character of the neighborhood and what is causing the need for variances. The proposal meets the requirements of the MLUL by providing lot sizes and density appropriate for this block. These 2 blocks are unique in the Borough since they are 150ft deep and all other lots in the Borough are 300 ft. deep. 81% of the lots on these two blocks do not meet the square foot requirements of the Borough. 96% of the lots do not have the required depth. In her opinion, the benefits of the variances would outweigh the detriments and be more in keeping with the requirements of the MLUL.

Eleanor Twomey, 108 Vroom Ave, asked how high the houses are on either side of the proposed property. She suggested that the proposed houses be lowered to be even with the houses around them.

Mr. Tilton said that a lot of thought has gone into this proposal and they feel that this is the best use of the property.

Elaine Mandracchia, has lived here since 1937 and told the history of the houses here which are all alike inside but varied on the exterior. Many of the houses are owned by fourth generations and are mainly summer homes. Mrs. Mandracchia is very pleased with the proposal.

Peg Costanzo, 211 Pennsylvania Ave, said many of the houses have been sold a number of times and no one had demolished a house yet, they have all been renovated. It is one of the few areas in town where people can afford to buy a summer home. She pointed out that her property actually goes through the garage of lot 5. This driveway is much narrower than the other 3 driveways. Gregg Rhea, 118 Pennsylvania Ave, is delighted with the proposal and would be happy to see it developed. Peggy Rhea, 118 Pennsylvania Ave, is also delighted with the proposal. Tom Burke, 210 Ocean Road, pointed out that the sewer lines from Ocean Road come out on Pennsylvania Ave. He is also pleased with the proposal.

Motion by Burke, seconded by Sapnar, that the Board go into caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by O'Malley, seconded by Burke, that the Board come out of caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Motion by Panzini, seconded by O'Malley, that the application be granted.

On roll call Board Members Sapnar, Napp, Panzini, Frost, O'Malley and McDonough voted Aye. Burke and Judge voted Nay. Motion carried.

Motion by Panzini, seconded by Burke, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 9:46 PM.

Respectfully submitted:

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Board Secretary

