

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
FEBRUARY 11, 2009**

The regular meeting of the Spring Lake Planning Board was held on the above date at 7:30 PM in the Municipal Building, 423 Warren Avenue, 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 Joseph Rizzo, Nicholas Sapnar, Colleen Panzini, Walton Kingsbery, David O'Malley and Meghan Frost.

Motion by Walton Kingsbery, seconded by Joseph Rizzo, that the minutes of the January Reorganization meeting and the regular meeting be approved. On roll call Board Members Rizzo, Sapnar, Panzini, Kingsbery, O'Malley and Frost voted Aye. None No. Motion carried.

RESOLUTIONS:

Motion by Sapnar, seconded by Rizzo, that Resolutions 1 through 8 appointing/hiring Chairperson, Vice-Chairperson and professional staff be approved. On roll call Board Members Rizzo, Sapnar, Panzini, Kingsbery, O'Malley and Frost voted Aye. None No. Motion carried.

Chairwoman Panzini announced that Gosline and Coldwell=Banker have been adjourned to the March 11, 2009 meeting.

**Pizzo
207 Atlantic Ave
Interpretation**

John Bonello, Esq. attorney for the applicant, explained that his client was away but he would like to proceed with the hearing. Mrs. Panzini expressed her annoyance that the applicant has not produced a survey which has twice been requested. Mr. Bonello assumed the blame and assured the Board that the structure in question was within the 25 ft. front yard.

Philip Kavanaugh, the Borough Zoning Officer, was sworn in and testified that the structure was within the 25 ft. setback and was in violation of the ordinance. Mr. Bonello questioned Mr. Kavanaugh.

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

Motion by Sapnar, seconded by Rizzo, that the Board come out of caucus. On roll call all Board Members voted Aye. None No. Motion carried.

Two of the Board Members had not listened to the tapes of the previous hearing and therefore there was not a quorum to hear the application.

Board Attorney McGill informed the Board that Mr. Bonello had bifurcated the interpretation/application and this evening's hearing is null and void due to the lack of a quorum. This case was adjourned to March.

**CAL 10-2008 O'CONNOR
307 SHORE ROAD**

Richard O'Connor, Esq., represented his wife in this hearing to construct a front porch on their property.

Board Member O'Malley was recused.

Mr. O'Connor and Jeremiah Regan, architect, were sworn in and Mr. O'Connor had the exhibits marked into evidence and explained the violations presently on the property, the proposed plans and elimination of one of walkway footage violation. He also explained that he would like the porch in the front of the house in order to take advantage of the view of Wreck Pond and also a front porch would have less of an impact on his neighbors.

Jeremiah Regan, the architect, went into further detail of the proposed porch and was questioned by the Board Members.

David O'Malley, 402 Shore Road, a member of the Planning Board, pointed out that most of the residents on Shore Road lose 4ft due to the curve of the road. He has no objection to the application.

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

Motion by Rizzo, seconded by Kingsbery, that the Board come out of caucus. On roll call all Board members voted Aye. None No. Motion carried.

Motion by Rizzo, seconded by Panzini, that the application for a front porch be approved with the condition that a second floor porch can never be constructed. On roll call Board Members Rizzo, Sapnar, Panzini, Kingsbery and Frost voted Aye. None No. Motion carried.

**CAL 11-2008 PEETZ
105 BRIGHTON AVE**

Michael Rubino, Esq. attorney for the applicant, had the exhibits entered into evidence and gave his opening statement. Mr. Rubino pointed out that the lot is undersized, very narrow and has an existing house on it. The porch is in very poor condition and must be removed which would require a front yard variance but the footprint will be the same as it is now. They would also like to add a second floor to the addition they put on in 1991 and replace the garage with a smaller one.

David Peetz, the applicant and Richard Villano, architect, were sworn in. Mr. Peetz testified that he and his wife bought the house in 1985 and renovated it while living there. The children are grown now the Peetz' would like to make this their retirement home but would need a little more room. Mr. Peetz went into more detailed discussion and submitted 2 3 dimensional models of the house as it is presently and how it will look after the renovations. Mr. Peetz was questioned by the Board Members.

Mr. Villano was questioned by the Board Members.

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

Motion by Rizzo, seconded by Kingsbery, that the Board come out of caucus. On roll call Board Members voted Aye. None No. Motion carried.

Motion by O'Malley, seconded by Frost, that the application be approved. On roll call Board Members Rizzo, Sapnar, Kingsbery, O'Malley and Frost voted Aye. Panzini voted Nay. Motion carried.

Motion by Panzini, seconded by Frost, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 9:30 PM

Respectfully submitted:
