

**MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
JANUARY 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: Joseph Rizzo, Nicholas Sapnar, Michael Burke, Colleen Panzini, Walton Kingsbery, Meghan Frost, David O'Malley, Walter Judge and Walter Craig.

Motion by Rizzo, seconded by Burke, that the minutes of the December 12, 2007 meeting be approved. On roll call Board Members Rizzo, Burke, Panzini, Kingsbery, Frost and Judge voted Aye. None No. Motion carried.

Board Attorney George McGill read Resolutions 9-2008 and 10-2008 to the Board.

**Resolution #9-2008 MERKLER**

Motion by Panzini, seconded by Frost, that Resolution #9-2008 MERKLER be adopted. On roll call Board Members Rizzo, Burke, Panzini, Kingsbery, Frost and Judge voted Aye. None No. Motion carried.

**Resolution #10-2008 CHESTER**

Motion by Rizzo, seconded by Burke, that Resolution #10-2008 CHESTER be adopted. On roll call Board Members Rizzo, Burke, Panzini, Kingsbery, Frost, O'Malley and Judge voted Aye. None No. Motion carried.

Chairwoman Panzini announced that CAL 10-2007 Mary Holder Agency has been adjourned to February 12, 2008 at 7:30 PM in this room. CAL 16-2007 Desidario has been adjourned to the same date, time and place. CAL 19-2007 Gosline has been adjourned to March 12<sup>th</sup> 2008 at 7:30 PM in this room.

**CAL 14-2007 ROCCASANO  
201 ATLANTIC AVE**

Attorney George McGill announced that he is recusing himself as he did at the previous hearing of this application. Taking his place will be Scott W. Kenneally, Esq. who presided at the previous hearing on this matter.

Kevin Callahan, Esq., attorney for the applicant, introduced himself and said that he represents Rick and Susan Roccasano, the principal shareholders of the LLC that owns this property. At the last hearing the Board suggested that the applicant get rid of 3 variances. He has eliminated the 'use' variance which had to do with the garage on the separate lot of the proposed subdivision, which also eliminated the need for a height variance for the garage. The driveway crossover has also been eliminated. The air conditioning units have been moved. The front yard setback been increased to 25' by reducing the depth of the porch from 10ft to 8ft. The bump out on the corner of the porch still needs a variance. The side walk has been reduced. The height of the garage has been reduced. That makes a total of 5 variances that have been eliminated. The Architect, Richard Villano and the Engineer, Ray Carpenter are present and will testify. Mr. Callahan had the exhibits marked into evidence.

Ray Carpenter, Planner/Engineer, was sworn in, explained the changes and was questioned by the Board Members.

Richard Villano was sworn in and explained the changes to the proposed plans. Mr. Villano informed the Board that the only variances now being requested were for lot coverage, building height and front yard set backs on both Second Street and Atlantic Avenue. Mr. Villano was then questioned by the Board Members.

Kennedy O'Brien, 203 Atlantic Ave, asked to be shown where the air conditioner units would be placed.

Richard Roccasano, the applicant, was sworn in and presented a chart which showed the houses on the surrounding block and the various setbacks on each lot. He also presented an aerial photo.

#### PUBLIC COMMENTS:

Guy Layton, 117 Atlantic Ave, commended Mr. Roccasano for trying to conform to the codes of the Borough. He has found the hotel to be noisy and problematic for the neighborhood. He has been waiting a long time to see this building come down. He is also concerned that this hotel could be used to satisfy the town's Mount Laurel obligation. He believes that the benefits outweigh the detriments.

Kennedy O'Brien, 203 Atlantic Ave, commented that they have been neighbors of the Atlantic Hotel for over 30 years and they have been wonderful neighbors. He has no opinion on whether or not the hotel should come down. He just wants to have it on the record that he has never had a problem with the hotel.

Kevin Callahan, Esq. gave his closing remarks emphasizing the advantages of allowing this house to be built, which include a reduction in overall volume, auto pollution, noise, nuisance of lights, entertainment, wear and tear on public streets, etc. Mr. Callahan feels that the proposal is a major improvement.

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

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

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

Mr. Callahan then asked if he could have the subdivision approved separately from the variance requests. If they get the subdivision now and the Roccasanos decide to build on that lot, they will not have to come before the Board again for a subdivision.

Motion by Panzini, seconded by Rizzo, that the subdivision be granted with the appropriate changes, i.e. the easement and sewer lines per the Engineer's comments. On roll call Board Members Rizzo, Sapnar, Burke, Panzini, Kingsbery, Frost, O'Malley and Judge voted Aye. None No. Motion carried.

**CAL 18-2007 BLASI  
100 NEWARK AVE**

Michael Rubino, Esq. attorney for the applicant, had the exhibits marked into evidence and presented his case to the Board. The applicants purchased the house last year and intended to gut the building. After contacting Mr. Sebring, an expert on historical renovations, they decided to try to save most of the building. The property is undersized and there are many pre-existing non-conforming violations. The proposed plan will use the existing footprint except for the wing on the north side of the house which must be removed and rebuilt.

Ronald A. Sebring, Architect/Planner, was sworn in and accepted as an expert by the Board. Mr. Sebring is involved with the preservation of historic houses. He evaluated this house for the Blasis prior to the purchase. The house was built in 1888. There will be many changes on the inside of the house but they are not gutting it. Mr. Sebring went into detail about how the house was built. He intends to raise the house off its foundation, excavate beneath it and put in a full basement. The applicants want to restore the house back to its original 1888 look.

Mr. Sebring was questioned by the Board Members.

Paul Geib, 102 Newark Ave, next door to the applicant, can now see the ocean from his porch and would like to be assured that his ocean view will not be obstructed. Mr. Sebring assured him that he will have the same view. The steps are being moved from the First Ave side to the Newark Ave side and would like to be assured that there will be no overhangs that will obstruct his view. Again, he was assured that there would be no obstruction. He was also concerned about the downspouts. He was told that these are not water downspouts, they are used to hide wires.

Anthony Blasi, the applicant, was sworn in and told the Board how he came to purchase this house and hire an architect who could restore the house to its original splendor. He intends

to retire to this house in the future.

Kathleen McCusker, of the Preservation Alliance, commented that there is no link between the Preservation Alliance and the real estate offices so that the Alliance would be notified when an historic house is sold.

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

Motion by Sapnar, 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 Frost, that the application be approved. On roll call Board Members Rizzo, Sapnar, Panzini, Kingsbery, Frost, O'Malley, Judge and Craig voted Aye. Burke 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: 10:40 PM.

Respectfully submitted:

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Board Secretary