

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
SPECIAL MEETING
MAY 20, 2010**

A special 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.

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, Cindy Napp, Colleen Panzini, Walter Judge, Priscilla Reilly, Paul Jordan and Kathleen Scotto.

Jeff Janota, P.P., A.I.C.P., of Birdsall Engineering reviewed the topics of the proposed Master Plan which the Board had suggested for revision.

1. Mixed Use Development, as a permitted or conditional use has been removed from the Master Plan. It will remain a non-conforming use.
2. Floor Area Ratio (FAR) has been removed in its entirety.
3. Historic Preservation & Architectural Review suggests creating incentives to encourage the preservation of older homes.
4. Bed and Breakfast Inns - there should be a definition that distinguishes the difference between a bed and breakfast and a boarding house.
5. General Commercial Zone/Train Station – there are a number of suggestions for this area.
6. Wreck Pond Watershed - it was agreed that the flooding in the Wreck Pond area must be addressed. There are a number of possible solutions already being considered.
7. Consolidation of Lots – in the Brown Ave/Wreck Pond area. This zone should be assessed to determine if a zone change is warranted.

The Board Members discussed the above topics and made changes accordingly that will be reflected in the Master Plan.

The meeting was opened to the public for comments.

Michael Redpath, Executive Director of the Spring Lake Business Improvement District, thanked the Board for their tremendous investment of time and effort that they put forth in preparing the Master Plan.

The BID is very supportive of the recommendations concerning mixed use, the importance of the B&B's in Spring Lake and also the need for more parking in the downtown area. It is clear that the goal of the Master Plan is to preserve the Borough's unique character. The Business Improvement District is very pleased with the work the Planning Board has done on this Master Plan.

Mark Pavliv, Architect & Resident, 415 Ocean Road, spoke about the necessity of trying to preserve the older homes in the Borough and was pleased with the proposed Master Plan.

Peter Saklas, 310 Washington Ave, a member of the Preservation Alliance, also spoke about preserving the lovely older homes that are in Spring Lake/

There were no other comments from the audience.

Motion by Sapnar, seconded by Burke, that the Board go into caucus. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly, Jordan and Scotto voted Aye. None No. Motion carried.

In caucus the Board Members discussed a few changes they thought were necessary as well as corrections to street names and other minor inaccuracies.

Motion by Judge, seconded by Burke, that the Board come out of caucus. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly, Jordan and Scotto voted Aye. None No. Motion carried.

Motion by Panzini, seconded by Rizzo, that the 2010 Master Plan be adopted as amended. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly, Jordan and Scotto voted Aye. None No. Motion carried.

Board Attorney George McGill read Resolution #17 adopting the Master Plan.

Motion by Panzini, seconded by Burke, that Resolution #17 – Master Plan, be adopted. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly, Jordan and Scotto voted Aye. None No. Motion carried.

Review of proposed Ordinance 2010-005

Board Attorney George McGill reviewed for the Board Members and the audience the Settlement Agreement between the Essex & Sussex and the Borough, which was the result of litigation. Proposed ordinance 2010-005 will change certain aspects of that agreement and the Board has to do a consistency review. Since a new Master Plan has

just been adopted, the Board must review the proposed ordinance to determine if it is substantially consistent with the new Master Plan. Mr. McGill pointed specifically to page 21 of the Master Plan which deals with that particular zone. Mr. McGill is of the opinion that it is consistent with the Housing Element and must then review the consistency with the Land Use Element of the CS-SC which deals with Senior Citizen Housing and the Federal Government and COAH consider anything over the age of 55 years to be senior citizen housing, known as age restricted housing for older people. The Board must decide if dropping the age to 55 years is consistent with senior housing. The new provision for providing meals allows it to be on a person to person basis rather than a regimented fashion. They ultimately must decide if the changes are substantial or still within the intended guidelines.

The Board Members discussed the differences between the original rules and the proposed changes.

Motion by Panzini, seconded by Sapnar, that George McGill be authorized to respond to the Council via a letter stating that the Board considers the changes to the Settlement Agreement consistent with the Master Plan. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly, Jordan and Scotto voted Aye. None No. Motion carried.

Motion by Judge, seconded by Burke, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 8:30 PM.

Respectfully submitted:

Board Secretary