

**MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
JUNE 9, 2010**

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, Nick Sapnar, Michael Burke, Cindy Napp, Colleen Panzini, Walter Judge, Priscilla Reilly, Paul Jordan, Meghan Frost and Kathleen Scotto.

Motion by Burke, seconded by Rizzo, that the minutes of the May 12 meeting be approved. On roll call Board Members Rizzo, Sapnar, Napp, Panzini, Judge, Reilly, Jordan, Frost and Scotto voted Aye. None No. Motion carried.

Motion by Judge, seconded by Sapnar, that the minutes of the May 20 Master Plan meeting be approved. On roll call Board Members Rizzo, Sapnar, Napp, Panzini, Judge, Reilly, Jordan, Frost and Scotto voted Aye. None No. Motion carried.

Board Attorney George McGill reviewed the Renna resolution and pointed out that the vote was unanimous except for paragraph 4B which dealt with the Newark Avenue pillars. Mr. McGill suggested that anyone who voted against the Newark Ave pillars should just make it known that they abstain from voting on paragraph B.

Motion by Sapnar, seconded by Rizzo, that Resolution #16 Renna be approved. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly and Frost voted Aye. Board Members Burke, Napp, Panzini and Frost abstained from paragraph 4B. Motion carried.

**CAL 3-2010 JORDAN  
401 MORRIS AVE**

Michael Rubino, Esq., attorney for the applicant, asked that he be permitted to explain to the Board that he and Attorney Paul D'Apolito have reached an agreement on the McDermott case which is the next case to be heard by the Board. He would just like to have it on the record so that the objectors do not have to sit through this first case. Mr. Rubino announced that his clients, the McDermotts, have agreed to all the concessions asked for by their neighbors. They agree to the following: 1. No basketball playing after 10 PM. 2. The applicant will trim the cherry tree. 3. The area in the rear of the driveway will be fenced. 4. The new air conditioner will comply with Borough regulations.

Board Member Cindy Napp recused herself because she is in within 200' of 401 Morris Ave.

Exhibits were marked and Richard Jordan, the applicant was sworn in. He purchased the house in 2006. His children are grown and he and his wife would like to downsize. He can't add on the house and it is not worth renovating. It is in very bad shape. The house he is proposing has a master suite on the first floor and 4 bedrooms on the second floor. Mr. Jordan was questioned by the Board Members. He did not show the plans to his neighbors. There is a basement and 3 upper floors. The two main floors are 3,000 sf and 500 sf on the 3<sup>rd</sup> floor.

Eleanor Twomey, 108 Vroom, asked how many bathrooms are in the house and was told that there are 3 full bathrooms and 3 half bathrooms.

Tom White, 400 Passaic Ave, whose property abuts the Jordan's, has looked at the plans and wants Mr. Jordan to know that the fence does not mark the lot line between the 2 properties. Mr. White's property goes beyond the fence.

Caroline White noted that right now, the Jordans park their trucks and cars on the lawn and would like to know if they intend to use the driveway when they move in.

Paul Damiano, architect, was sworn in and explained the architecture of the house and addressed the bulk concerns of the Board. Mr. Damiano was questioned by the Board Members.

Mr. Jordan decided to re-do the plans and come back before the Board. It will be carried to July and if need be will then be adjourned to August.

**CAL 4-2010 McDERMOTT  
16 WORTHINGTON AVE**

Michael Rubino, Esq., attorney for the applicant, had the exhibits marked into evidence. Mr. Rubino said that the McDermotts have owned the house for 6 years but live in Pennsylvania. They have 6 children and would like to add a ½ story. They have won recognition for the improvements they have done on their home in Pennsylvania. Due to the new ordinance the house now fronts Worthington Ave whereas before they had chosen Adrian Ave as the front of their home and they need a variance for the rear yard setback.

Kathleen McDermott, the applicant, was sworn in and said she has owned this house since 1999 and before that they had a small house on Salem Ave. They have 6 children and parents in the area and would like to add a ½ story and renovate other parts of the house in order to create bigger bedrooms and more bathrooms.

Mark Fessler, Architect, was accepted as an expert witness and was sworn in. Mr. Fessler explained what he tried to do to accommodate the McDermotts wishes. He has previously worked on this house with the McDermotts. The half story will have 2 bedrooms and a bath. The Board Members questioned Mr. Fessler.

Mr. McGill explained that no variance is needed to remove existing impervious surface.

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

Motion by Rizzo, seconded by Sapnar, that the application be approved with the one change that a variance for decreasing impervious surface is not necessary. On roll call Board Members Rizzo, Sapnar, Burke, Napp, Panzini, Judge, Reilly, Frost and Scotto voted Aye. None No. Motion carried.

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