

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
MAY 28, 2009
SPECIAL MEETING FOR MASTER PLAN**

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. This meeting was held to give residents a chance to voice their opinions, objections, etc. of the proposed Master Plan.

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, Gary Rich, Walter Judge, David O'Malley and Dawn McDonough. Cindy Napp and Meghan Frost were absent.

Chairwoman Colleen Panzini explained that a subcommittee made up of Chairwoman Panzini, and Board Members Walton Kingsbery and Joseph Rizzo has been working over the past 2 years with a professional planner and the committee has held a number of meetings with various stakeholders in the Borough.

Mrs. Panzini then introduced Planner Jeff Janota and Sherry Cronin of Birdsall Engineering, who gave a PowerPoint presentation of the proposed Master Plan.

The meeting was then opened to the public for comments, suggestions, objections, etc.

Each person who wished to speak was first sworn in by Attorney George McGill.

Councilman Francis Quinn, 304 Salem Ave, finds a number of controversial recommendations that he thinks should be addressed. Mr. Quinn finds that a number of the recommendations have been put forth to the Council and rejected in the past and would like to know if the Planning Board has debated any of the recommendations. Board Members Walton Kingsbery, Joseph Rizzo and Walter Judge replied to Mr. Quinn's inquiry. Mr. Kingsbery assured Mr. Quinn and the audience that the committee and the Board have reviewed this Master Plan on numerous occasions.

Mr. Quinn objects to the mixed use on 3rd Ave, the document does not address how these proposed changes will impact our COAH obligation; he has an objection to a proposal to increase the 'night life' on 3rd Ave., he also objects to bringing a liquor license to 3rd Ave. He would like the Planning Board to revisit these recommendations. Mrs. Panzini addressed Mr. Quinn's comments.

Roger McLaughlin, Esq. of the firm of McLoughlin, Gelson, D'Apolito & Stauffer of Wall Township represents Carl Guzzo and other residents but when asked the names of the other residents he represents, he was reluctant to do so. His clients have concerns with two

recommendations proposed: one is floor area ratio and the other is the creation of a Historical Preservation Commission Architectural Review Board. Mr. McLaughlin praised the Board for the great deal of time and effort that they have put into this document, more so than most communities put into their Master Plans. Mr. McLaughlin's clients do not believe that the problem of larger, more imposing houses will be solved by floor area ratio. Mr. Rizzo, Mr. Rich and Mr. Judge are willing to review floor area ratio before adopting the Master Plan. Secondly, Mr. McLoughlin objects to an Architectural Review Board. Mrs. Panzini explained that the review board would be advisory and not regulatory. Mr. McLoughlin is of the opinion that even if it is advisory, it is one more layer of regulatory authority for the landowner to go through.

Mr. McGill questioned Mr. McLoughlin about the various ways that the architectural integrity of the town can be maintained without imposing hardships on the landowner.

Walter Kimm, 120 St. Clair Ave, asked to be sworn in as an expert on beachfront matters, Wreck Pond matters and liquor license matters. Mr. McGill swore Mr. Kimm in and then had him give his qualifications. Mr. Kimm stated that the Master Plan did nothing to protect the people in the south end of town from constant flooding. On the beachfront, Mr. Kimm thinks that the Master Plan should mention the famous pavilions and boardwalk. As for the liquor license matter, Mr. Kimm feels that the issue of a liquor license should not be in the Master Plan. Mr. McGill disagreed that the Planning Board has no jurisdiction over liquor license since it is the Planning Board that decides if a zone should be allowed to have a bar. Mr. Kimm also recommended that the recycling center would better serve Spring Lake if it was moved to Spring Lake Heights under shared services.

Gilbert Robinson, 508 Sussex Ave, was sworn in and brought up the Spring Lake Freezer on Sussex Ave and explained the problems that have been created by the existence of this business in a residential area.

Wayne Patterson, 316 Sussex Ave, agrees with Mr. Robinson about the Spring Lake Freezer and feels that if townhouses were allowed there it might give the owner an incentive to sell and move his business elsewhere. There are a number of GC properties in the town that would also benefit if townhouses were allowed. In the past, Spring Lake has had many hotels and meeting places that served liquor. In the downtown area, a mixed use district would benefit the town.

Neil Kennett, 509 Sussex Ave, was sworn in and stated that he lives next to the Freezer Co. and informed everyone that the Freezer Co. was originally a frozen food plant that supplied the hotels in the area with frozen foods. Today it grinds up fish and sells it as bait to fishing boats. The odor at times is unbearable. Nothing is ever done about the problem. Mr. McGill informed Mr. Kennett that the Planning Board has no jurisdiction over that type of problem. Mr. Rizzo suggested that, if everyone feels strongly enough about the problem, the area should be re-zoned.

Michael Redpath, Director of the BID, 1207 Third Ave., thanked and congratulated the Board on the work they have done on this proposed Master Plan. Mr. Redpath then suggested that the BID does not have enough time to respond properly to the proposed Plan and would ask that the Board accept written testimony. Board Attorney McGill ruled that written testimony could not be accepted because no one could question the BID on the comments. Chairwoman Panzini suggested another public meeting.

Carol Patterson, 316 Sussex Ave, is a member of the BID, but is now speaking from a personal point of view. Ms. Patterson pointed out that there is a definite need for apartments over the stores and offices on Third Ave. The people who live there are relatives of people who live in the Boro or people who cannot afford to move away. She also feels that it is a good idea to have people on Third Ave when everything is closed down. They report things that are out of the ordinary.

Michael Landers, 412 Shore Road, pointed out that there is a great need for flood control in the Wreck Pond area. Walter Kimm replied that the committees are working on it but it is a slow process because there are many government agencies involved. Michael Burke, Board Member and Chairman of the Environmental Commission said that there are some promising projects planned for the near future which should help the situation.

Walter Kimm suggested that the dam be removed and flood gates installed.

Mark Pavliv, Architect, 415 Ocean Road, is against the FAR in a residential area, mixed use in the downtown area is a good thing and most towns have it. Signage should be considered part of the architecture of the building and should be looked at as a larger issue in the downtown area. People fear an Historical Preservation Committee and they should understand that it is an advisory committee. Many buildings do not require historic review.

Peter Saklas, 310 Washington Ave, Treasurer and one of the founding members of the Preservation Alliance, speaking on their behalf and is disappointed because an advisory preservation commission will not achieve the objectives that you have put in the Master Plan. 80% of houses that are torn down are by new buyers coming into town from north Jersey, Connecticut, New York, etc. and an advisory committee will have very little impact on them. There is no way to influence them. If you want to achieve the objectives you need a regulatory board. Regulations can be designed to give people the option of not complying. There can also be incentives for complying. Mr. Saklas feels that if the board is not regulatory then don't bother having one.

Kathleen McCusker, President of the Preservation Alliance, expressed her admiration for the time and level of interest that the Planning Board Master Plan Committee gave to this effort. She is disappointed that so many people waited until tonight to voice their opinions when they were repeatedly given an opportunity to speak out at the many smaller meetings that the Master Plan Committee held.

Chairwoman Panzini announced that a draft of tonight's meeting will be published. A second meeting will be announced.

Motion by Panzini, seconded by Kingsbery, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 10:20 PM

Respectfully submitted:

Board Secretary

