

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
OCTOBER 14, 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, Michael Burke, Cindy Napp, Colleen Panzini, Gary Rich, Walter Judge and Meghan Frost.

Motion by Judge, seconded by Frost, that the minutes of the September 9, 2009 meeting be approved. On roll call Board Members Napp, Panzini, Judge and Frost voted Aye. None No. Motion carried.

Board Attorney George McGill read resolution #18-2009 Shore Thing Properties, LLC.

Motion by Frost, seconded by Panzini, that Resolution #18-2009 Shore Thing Properties LLC be adopted. On roll call Board Members Napp, Panzini, Judge and Frost voted Aye. None No. Motion carried.

Chairwoman Panzini announced that CAL 14-2009 Ven Holding will be heard on November 4, 2009 at 7:30 PM in this room. Ms. Panzini also reminded everyone that next month's meeting will be a week earlier on November 4, 2009.

Chairwoman Panzini announced that the Board is waiting for the Zoning Official to arrive before hearing the Pizzo matter and we are awaiting the arrival of Board Member Dawn McDonough to hear the Cos-Lin matter. We will proceed with Cal 6-2009 Green Gables Trust.

**CAL6-2009 GREEN GABLES TRUST
1401 OCEAN AVE**

Robert Blasi, Esq, attorney for the applicant, informed the Board that he intended to have Engineer/Planner Jeffrey J. Carr and possibly Anne Estabrook, the president of Green Gables Trust testify.

This case has been before the Board before and is here now to amend their prior application for a variance to increase the impervious surface of the driveway which they would like to straddle both lots and maintain the driveway pillars. One curb cut would be on the property were the house stands and the other curb cut would be on lot 1.04 which is the lot behind the house.

Mr. McGill informed Mr. Blasi and the Board that a variance would be required to have the driveway cross over the lot line and also a 2' buffer would be needed from the driveway to the lot line.

Mr. Blasi then asked that his exhibits be marked into evidence.

Jeffrey J. Carr, Engineer/ Planner, with the firm of Lindstrom, Deisner & Carr, was sworn in, accepted as an expert by the Board and was questioned by Mr. Blasi about the reasons for the changes to the original plan. A new easement covering the driveway on lot 1.04 will be filed and the variance and easement must be vacated if lot 1.04 is sold. The easement granted with the original application of Green Gables must also be vacated now. It was then decided that the Board would have the easement and variance (if granted) for lot 1.04 run with the land and it will not be necessary to vacate them if the lot is sold.

Mr. Carr then read into the record part of the prior resolution stating that the Borough Ordinance requires that sidewalks and curbs be replaced whenever there is a subdivision but since the sidewalks and curbs are in good condition, the Zoning Official should inspect them and not require that they be replaced. Mr. Kavanaugh, the Zoning Official, has inspected the sidewalk and curb on Washington Avenue and everything is in order. The road along Ocean Ave and Madison Ave was re-paved in 2004 and the existing curb was reset at 4" instead of 6" and the Borough would prefer that this not be disturbed. Mr. Kavanaugh suggested that Green Gables request a variance to not have to redo the curb on Madison Ave, which was originally a requirement of the subdivision.

Anne Evans Estabrook, the applicant, was sworn in and explained that there would be a hedge all around her property and the driveway pillars will connect to the hedge. Ms. Estabrook was questioned by the Board.

Bob Delaney, 10 Madison Ave, owner of the 2 adjoining lots is in favor of the proposal.
Jack Lavery, 15 Madison Ave, is in favor of the proposal also.
Archibald King, 18 Madison Ave, is also in favor of the proposal.

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

Motion by Frost, seconded by Rizzo, that the application be granted with the conditions that the Board suggested. On roll call Board Members Rizzo, Burke, Napp, Panzini, Rich, Judge and Frost voted Aye. None No. Motion carried.

PIZZO
207 ATLANTIC AVE

John Bonello, Esq. attorney for the applicant was present with his client, but the Zoning Official Philip Kavanaugh failed to appear and Mr. McGill did explain to everyone that Mr. Kavanaugh was informed of the need for his presence very late today. This case was adjourned to December 9, 2009 at 7:30 PM in this room.

Board Member Dawn McDonough arrived at 8:45 PM.

CAL 8 – 2009 COS-LIN (8:47 PM)
AKA “THE BREAKERS”
1507 OCEAN AVE

Board Attorney McGill announced that, since this site plan is part of a bifurcated ‘use’ application, Councilman Rich and Mayor’s Designee Rizzo must recuse themselves. This is a site plan application and requires a simple majority.

Rick Brodsky, Esq., representing Robert Delaney, had a question for Mr. Bonello, the applicant’s attorney, concerning the setbacks and was assured by Mr. Bonello that nothing has changed on the plans since they were approved by the Board. No part of the new structure will be closer than 5.5’ from the property line.

Ray Carpenter, Engineer/Planner, was sworn in and accepted as an expert and the preliminary/final site plan was marked into evidence. Mr. Carpenter went into detail about the site plan of the proposed addition and elevator. There are no changes to the parking, drainage or landscaping. There will be a drainage recharge system in place.

Board Engineer Chas Holloway verified that everything on the site plan is as was approved by the Board but a few items must be clarified in the new resolution.

Mr. McGill asked that Chas Holloway be sworn in and discuss the waivers necessary for this project.

Board Member Cindy Napp asked about the landscaping that was discussed at the first meeting.

Cosmo Scardino, 105 Newark Ave, the applicant, was sworn in and testified that there isn’t any room to add landscaping since it is in an area that is all macadam. There is some landscaping at the street. They propose to shield the dumpsters and put them on wheels so that they can be moved. Board Member Burke suggested that a rain garden be considered.

Mr. Brodsky asked that the resolution state that the new setback would be 5.5 ft .from the property line.

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

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

Motion by Frost, seconded by Burke, that the site plan of the Cos-Lin application be approved with all the aforementioned conditions stated by Mr. Holloway and Mr. Brodsky. On roll call Board members Burke, Napp, Panzini, Frost and McDonough voted Aye. None No. Motion carried.

Motion by Burke, seconded by Frost, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 9:16 PM.

Respectfully submitted:
