

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
SEPTEMBER 9, 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 Nicholas Sapnar, Cindy Napp, Colleen Panzini, Walter Judge, David O'Malley, and Meghan Frost.

Motion by Sapnar, seconded by Judge, that the minutes of the May 28, 2009 Master Plan Public meeting be approved. On roll call Board Members Sapnar, Panzini and Judge voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Frost, that the minutes of the August 12, 2009 meeting be approved. On roll call Board Members Sapnar, Napp and Frost voted Aye. None No. Motion carried.

Attorney George McGill reviewed two resolutions to be adopted.

Motion by Sapnar, seconded by Napp, that Resolution #16-2009 Scheuermann be approved. On roll call Board Members Sapnar, Napp and Frost voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Frost, that Resolution #17-2009 DelGuercio/Hricik be approved. On roll call Board Members Sapnar and Frost voted Aye. None No. Motion carried.

7:40 PM Board Member Dawn McDonough arrived.

Chairwoman Panzini announced that CAL 4-2009 - Ven Holding Subdivision hearing has been adjourned to Wednesday, November 4, 2009 at 7:30 PM in this room. No further notice will be necessary.

**CAL 12-2008 SHORE THING LLC
417 OCEAN AVE**

Robert Swain, Esq. Attorney for the applicant, explained that the plans have been revised to reflect the drainage system and grading on the property. Mr. Swain assured the Board that the drainage system does not empty into the town's sewer system.

Mr. McGill reminded all the witnesses that they had previously been sworn in and are still under oath.

Richard Graham, Architect on the project, agrees with everything that Mr. Swain said.

Board Member Judge would like to hear Board Engineer Chas Holloway's opinion of the drainage plan since Mr. Graham is an architect and not an engineer.

Mr. Holloway explained that since the property under discussion is less than 10 acres the Architect can testify to the drainage system.

Mr. Graham then referred to a 2002 report which addressed underground storage tanks and the report noted that the water table on the property is 7' below grade.

Mr. Holloway further testified that during the review stage, he had direct communications with the contractor and the previous owner who both assured him that the drainage system was working quite well.

Mr. Swain then addressed the question of impervious coverage which was previously 85.7% and even with the new fire escape the impervious surface coverage will now be 85.5%.

Mr. Graham was questioned by the Board Members and in reply to questions said that it would be possible to remove some of the impervious surface in the parking area.

Eleanor Twomey, 108 Vroom Ave, asked if the addition to the building would also be 3 stories and was told that it was only 2 stories.

Mr. Swain made his closing statements.

Lyle Marlowe, 110 Pennsylvania Ave, asked if any parking would be added and was told that there would be no additional parking.

Dara Schmidt, the applicant, commented that they are a family of 4 and need the additional bedroom and more living space for the children.

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

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

Motion by Judge, seconded by Frost, that the variance request be approved. On roll call Board Members Sapnar, Napp, Panzini, Judge, O'Malley, Frost and McDonough voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Frost, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 8:15 PM.

Respectfully submitted:
