

**MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
JUNE 10, 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, Nicholas Sapnar, Michael Burke, Cindy Napp, Colleen Panzini, Walter Judge, David O'Malley and Dawn McDonough.

Chairwoman Panzini made the following announcements:

Cal 8-2008 308 Morris Ave and Cal 4-2009 Ven Holding have been adjourned to July 8<sup>th</sup> at 7:30 in this room and Cal 13-2008 Scheuermann has been adjourned to August 12<sup>th</sup> at 7:30 in this room.

Board Attorney George McGill read Resolution #13-2009 Gervolino.

Motion by Sapnar, seconded by Judge, that Resolution #13-2009 Gervolino be adopted.

On roll call Board Members Sapnar, Napp, Panzini, Judge and O'Malley voted Aye.

None No. Motion carried.

Motion by Rizzo, seconded by Napp, that the minutes of the May 13, 2009 meeting be approved.

On roll call Board Members Rizzo, Sapnar, Napp, Panzini, Judge and O'Malley voted Aye.

None No. Motion carried.

**Cal 12-2008 SHORE THING PROPERTIES  
417 OCEAN ROAD**

Robert Swain, Esq., Attorney for the applicant, made his opening statement. He has the architect and the applicant here to testify.

Matthew Schmit the applicant was sworn in and testified that he is the owner/operator of the Villa Park House and has been so for the past 5 years. The Villa Park has been there for at least 50 years. It was built in 1886 as a boarding house. It has 11 bedrooms but is set up as a family environment and 8 of the 11 bedrooms are in suites with 2 bedrooms each to accommodate families. There are 4 suites and 3 private rooms. They operate year round and there is a parking lot in the rear of the house as well as parking along one of the streets in the area. They presently have 2 rooms, approximately 457 sf. He and his wife share the larger room with their 16 month old daughter and a very large bird whose cage is 5'X4'X6' and the adjoining

room is occupied by his son. They would like to have more room for themselves and have their own bedroom as well as a bedroom for each child. He would like to access the second floor private quarters without going through the main portion of the B&B for the safety of his children. The B&B is wholly on Lot 9 and the adjoining Lot 10 is not developed and is kept vacant for the enjoyment of the guests.

Mr. Schmit was questioned by the Board Members.

Richard Graham, Architect, was sworn in, testified that the plans have not changed but the data has changed. Mr. Graham was then questioned by the Board Members about the drainage situation on the lot. The Board is concerned with the storm water runoff and would like to know where the water goes now. Mr. Schmit testified that there has never been a problem with flooding on the lots.

Eleanor Twomey, 108 Vroom Ave, commented that she has lived in town for over 60 years and that lot has never been known to flood or have a water problem.

The Board decided that they would like more answers on the drainage situation and asked that the applicant return with an explanation of the present drainage system. The applicant was advised that the Board would hear the application again on August 12<sup>th</sup> at 7:30 in this room. No further notice will be required.

The Board Members then discussed the Master Plan meeting held on May 28<sup>th</sup>, reviewed the public's questions and comments and how Jeff Janota had addressed the questions posed by the public.

Motion by Panzini, seconded by Napp, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 9:11 PM

Respectfully submitted:

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Board Secretary