MINUTES OF THE
SPRING LAKE PLANNING BOARD
JANUARY 13, 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 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 role for attendance. Present were: Joe Rizzo, Nick Sapnar, Cindy Napp, Colleen Panzini, Priscilla Reilly, Walter Judge, Dave O'Malley, Meghan Frost and Kathleen Scotto.

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

Resolution 9-2010 O'Brien
Motion by Napp, seconded by Sapnar, that Resolution 9-2010 be adopted. On roll call Board Members Sapnar, Napp, Panzini, Judge and O'Malley voted Aye. None No. Motion carried.

Resolution 10-2010 114-116 Pennsylvania Ave LLC
Motion by Sapnar, seconded by Napp, that Resolution 10-2010 be adopted. On roll call Board Members Sapnar, Napp, Panzini, Judge and O'Malley voted Aye. None No. Motion carried.

CAL 9-2010 MacArthur
1213 Fourth Avenue
Revised Plans

Board Members Meghan Frost, Priscilla Reilly and Kathleen Scotto recused themselves.

Michael Rubino, Esq. Attorney for the applicant, explained that the plans presented tonight are the plans revised according to the Board's comments at the December meeting.

Chris Rice, Architect for the applicant, explained the changes that he made to the plans.
It has been decided that instead of a free standing cabana type shower, the covered shower enclosure has been reduced to approximately 5'X5' and will be off the corner of the back of the house. The rear of the house is 3ft from the property line and the shower enclosure will line up with that. He has also removed a bay window from the rear of the property. The garage elevation has been changed and an inside staircase has been added to access the small storage area at the top of the garage.

Eleanor Twomey, 108 Vroom Ave, asked if there would be water in the garage and Mr. Rice replied that there would not.

There were no other witnesses. Mr. Rubino made his closing statement.

Motion by Rizzo, seconded by Judge, that the Board go into caucus. On roll call Board Members Rizzo, Sapnar, Napp, Panzini, Judge and O'Malley voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge, that the Board come out of caucus. On roll call Board Members Rizzo, Sapnar, Napp, Panzini, Judge and O'Malley voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Rizzo, that the variances, with the usual porch conditions, be granted. On roll call Board Members Rizzo, Sapnar, Napp, Panzini, Judge and O'Malley voted Aye. None No. Motion carried.

CAL 4-2009 VEN HOLDING
213-215 Ludlow Ave
2 lot subdivision w/ variance

Chairwoman Panzini has recused herself due to a conflict. Board Member Walter Judge took her place.

New exhibits were marked into evidence.

Mr. McGill reviewed the eligibility of each sitting Board Member and Ms. Price was satisfied that every one was qualified. Mr. Judge asked that a short review of the previous hearings be given to refresh everyone's memory. Gail Price, Esq. attorney for the applicant, made a short statement reviewing the previous testimony.

Ms. Price apologized for the necessity to adjourn some of the hearings due to medical problems.

In her opening statement Ms. Price pointed out that the applicant is the owner of the property and the property has been in the same family since 1957 and the property has been taxed as 2 lots since that time. Ms. Price also informed the Board that the family intends to use the 2 properties for their own purposes and does not intend to sell it. They will need a variance for lot area on both lots and they would like to retain the existing home.

Mr. Joseph Bruno, Architect, who was sworn in at the July meeting and is still under oath, testified about the walls in the existing house which the applicant would like to retain. He explained that the first floor would contain a kitchen, mud room, bathroom, living room, and family room. The second floor would have two bathrooms and four bedrooms. This house will have a total of 2,606 sf. Board Member Sapnar questioned the desire to preserve the existing house when only part of the first floor is being retained. Mr. Bruno also showed a

drawing of the house proposed for lot 7.01. This house will have a total of 2,719 sf. Mr. Bruno also pointed out that a house in excess of 3,421 sf could be built if the lots were left as one. He was then questioned by the Board Members.

Ms. Price explained that one of the owners of the property has died and now her sister, their children and grandchildren intend to retain the property and use the two houses.

Ms. Price asked if the objectors were represented by Counsel and was told that they were no longer represented by Counsel.

Acting Chairman Judge asked if there was anyone in the audience who is represented by Counsel and there were no replies.

Eleanor Twomey, 108 Vroom Ave, asked if the 3rd floor ½ story would be used and Mr. Bruno replied that it would be used as an attic only.

Tom Holt, 211 Ludlow Ave asked about the distance from the easterly property line to the structure on that lot. Mr. Bruno replied that it would be 15. Mr. Judge pointed out that the plans he is inquiring about are for the one house on one lot and those plans are not before the Board for consideration. Mr. Holt also inquired about the 2 structures and their driveways. Mr. Bruno informed him that each 13.5' driveway would be on the east side of each structure. Mr. Holt stated that the existing house had 2 bedrooms and now they are talking about 9 bedrooms.

Mrs. Holt, 211 Ludlow asked if she would be able to address the increased traffic on the street and was told that she would.

Jack Tichacek, 218 Ludlow Ave, asked about the distance between the existing and proposed houses and was told that it would be 20'.

9:11 PM a 5 minute recess was called. 9:18 PM back in session.

Trish Hansen, 114 Tuttle Ave, would like to know the value of the lot as it is now. Mr. McGill asked Mr. Bruno if he was qualified to answer the question and he said that he was not qualified. No one present was qualified to answer that question.

Ms. Twomey asked if the intent of this applicant is to have the property accommodate the two sisters and their children and their children's children. Ms. Price replied that there are the two sisters and their 3 sons and the families of the 3 sons.

Mr. Judge informed Ms. Twomey that one of the sisters would testify in the future and she would be able to better answer that question. There were no more questions for Mr. Bruno.

Daniel Dougherty, P.E. from Dynamic Engineering, was sworn in and accepted as an expert. Ms. Price asked Mr. Dougherty if he has reviewed the Borough ordinances and inspected the property and Mr. Dougherty replied yes to both questions. He then produced aerial photos of the area in question and reviewed the different lots on Block 111 aka Ludlow Ave. Ms. Price questioned Mr. Dougherty. Mr. Judge asked Mr. Dougherty how many lots facing Ludlow Ave are 50'x150' and he replied that 6 of the 15 lots, excluding the lot before the Board, are 50'X150' which both agreed was not the majority. Mr. Dougherty summed up by saying that there will be no problem erecting houses on each subdivided lot.

Tom Holt, 211 Ludlow Ave, asked Mr. Dougherty for a clarification of his view of the two lots. He also asked about the present use of the driveway and garage.

Jack Tichacek, 218 Ludlow Ave, asked Mr. Dougherty if the lot was subdivided would the block and the street be more conforming or less conforming. Mr. Dougherty replied that it would be less conforming.

Mr. Judge asked Ms. Price if she had any other witnesses. Ms. Price said that she would prefer to have a member of the family on next and there were no family members present tonight. The next available meeting would be March 10, 2010. Ms. Price waived the time.

Mr. McGill read Resolution #11-2010 MacArthur.

Motion by Rizzo, seconded by Sapnar, that Resolution #11-2010 MacArthur be approved. On roll call Board Members Rizzo, Sapnar, Panzini, Judge, and O'Malley voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Panzini, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 10:40 PM.

Respectfully submitted:

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Board Secretary