

**MINUTES OF THE  
SPRING LAKE PLANNING BOARD  
MAY 11, 2011**

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.

Chairman Nick Sapnar 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.

Chairman Nick Sapnar made two announcements:  
209 Ocean Ave LLC has been adjourned. No date has been set yet.  
10 Brown Street LLC is adjourned to June 8, 2011.

Board Attorney George McGill pointed out that if no future date for 209 Ocean Ave LLC is announced, they will have to re-notice. Chairman Sapnar informed him that they do plan to re-notice but no new notice will be given for 10 Brown Street, LLC.

The Board Secretary called the roll for attendance. Present were, Michael Burke, Cindy Napp, Nick Sapnar, Walter Judge, Priscilla Reilly and Matt Sagui.

Motion by Burke, seconded by Judge, that the minutes of the April 13, 2011 meeting be approved as amended. On roll call all Board Members voted Aye. None No. Motion carried.

Board Attorney McGill read the following resolutions to be approved.

Resolution #15-2011 Amboy Bank.

Motion by Judge, seconded by Sagui, that Resolution #15, 2011 Amboy Bank be adopted. On roll call Board Members Sapnar, Judge and Sagui voted Aye. None No. Motion carried.

Resolution #16-2011 Kozlowski

Chairman Sapnar pointed out that the Board agreed that the sanitary sewer easement would be removed and it is not mentioned in the resolution. Mr. McGill will make the correction.

Motion by Burke, seconded by Napp, that Resolution #16-2011 Kozlowski be adopted. as amended, On roll call Board Members Burke, Napp, Sapnar, Judge and Reilly voted Aye. None No. Motion carried.

**Cal 11-2010 Kenny**  
**120 Pennsylvania Ave**

Michael Rubino, Esq. attorney for the applicant, explained that this application was

originally heard in March and new plans have been submitted which show that the patio in the front yard has been completely removed. The concrete area has been moved back behind the 25 ft. front yard setback and the garage has been reduced in size. If the application is approved, the applicant agrees to comply with the drainage plans suggested by Board Engineer Alan Hilla, Jr. P.E.

Mr. Rubino had his exhibits marked into evidence.

Paul Damiano, applicant's architect, was reminded that he is still under oath from the March meeting. Mr. Damiano explained the changes he made to the plans. The garage is proposed at 21'X 22'. The proposed garage will be 3' further back than the front yard setback of the house. There will be a door on the side of the garage.

Steven Kenny, the applicant, was sworn in and said that his neighbors have no objections to the plans.

Eleanor Twomey, 108 Vroom Ave, asked about the front yard setbacks.

There were no further questions or comments and Mr. Rubino made his summation.

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

Mr. Burke said that he sat on the Board when this house was previously before the Board. At that time, neighbors were anxious to see a new owner on the property due to the rowdy behavior of renters. The new owners used the footprint of the old house which violated a number of setbacks. The house was larger than most of the Board Members would have liked and that is why they stipulated 'no further expansion' in the Resolution.

The Board Members then discussed the size of the proposed garage.

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

Motion by Judge, seconded by Sapnar, that the application be approved. On roll call Board Members Napp, Sapnar, Judge, Reilly and Sagui voted Aye. Burke voted Nay. Motion carried.

Motion by Judge, seconded by Napp, that the meeting adjourn. On roll call all Board Members voted Aye. None No. Motion carried. Time: 8:10 PM.

Respectfully submitted

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Board Secretary