

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
JANUARY 8, 2014**

The regular meeting of the Spring Lake Planning Board was held on the above date at 7:00 PM in the Municipal Building, 423 Warren Avenue, Spring Lake, NJ.

Chairman Nicholas 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.

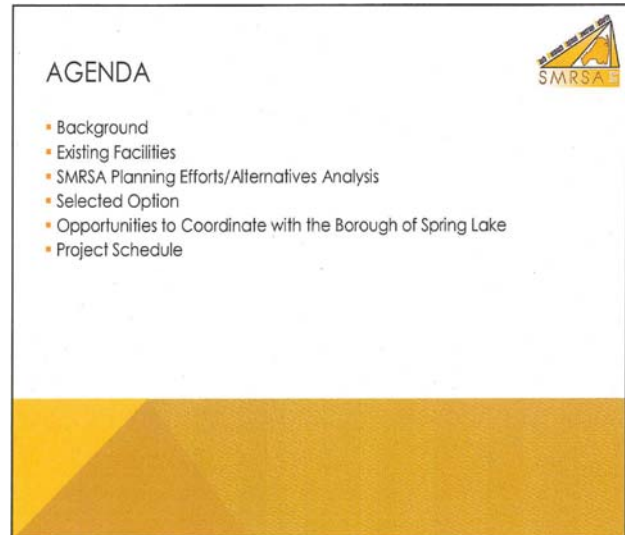
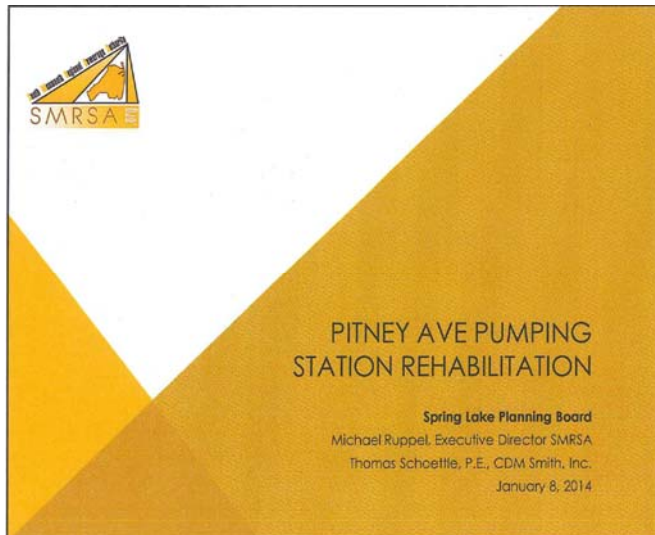
The Board Secretary called the roll for attendance. Present were Joseph Rizzo, Larry Iannaccone, Cindy Napp, Walter Judge, David Frost, Melissa Smith Goldstein, Matthew Sagui, Kathleen Scotto and Chairman Nicholas Sapnar.

Chairman Sapnar called for a motion to approve the minutes of the December 11, 2013 meeting.

Motion by Judge, seconded by Rizzo, that the minutes of the December 11, 2013 meeting be adopted. On roll call Board Members Rizzo, Napp, Judge, Frost, Goldstein, Sagui, Scotto, and Sapnar voted Aye. None abstained. None No. Motion carried.

**Capitol Review Project – South Monmouth Regional Sewage Authority
Pitney Avenue Pumping Station Rehabilitation**

Mr. McGill explained that this is a capitol review not an application and he does not see the need to swear anyone in. This matter was noticed as a courtesy.



BACKGROUND

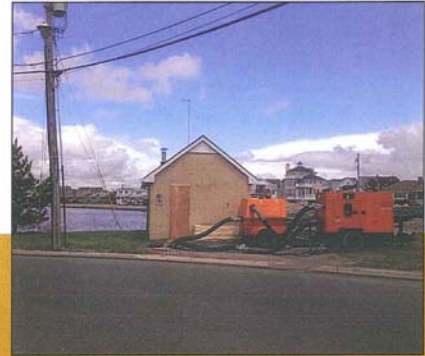


- Historical Flooding issues causing disruption to service
- Extreme flooding event occurred with Hurricane Sandy
- Impacts to operations continue today
 - Temporary pumps, engine
 - Environmental impacts
- Need to find long term solution to address both changing weather patterns and sea level rise.
- Leverage FEMA and other funding to minimize financial impact to rate payers

EXISTING FACILITIES



- Age-circa 1975
- Capacity- 440 gallons per minute



PLANNING EFFORTS/ALTERNATIVES ANALYSIS

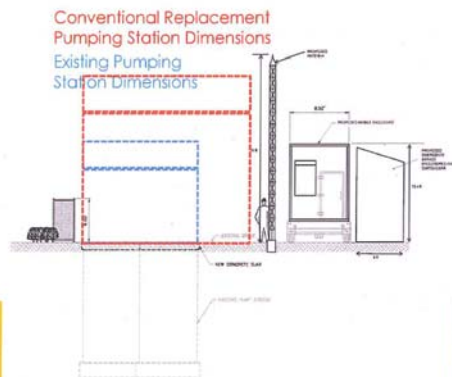


- Two independent reviews conducted following Super Storm Sandy.
- Three consolidation alternatives evaluated:
 - With Lake Como PS
 - With Spring Lake Heights PS
 - With Penn Ave PS
- Alternative sites evaluated
- Replacement in-kind with mitigation
- Upgrade with rapid response/rapid recovery – uses mobile enclosure similar to Sea Girt PS

SELECTED OPTION



SITE SECTION



SELECTED OPTION



South Monmouth Regional Sewerage Authority - Pitney Ave PS
Proposed Design

OPPORTUNITIES TO COORDINATE



- Restoration of property between Lake Como and Ocean Ave
- Landscaping and plantings



PROJECT SCHEDULE



- Two Phased Approach
 - Initial Phase – mobile enclosure procurement
 - Secondary Phase – balance of project (site work and landscaping)
- Need to coordinate schedule with FEMA funding requirements
- Current timeline:

Permitting:	January-February 2014
Finalize Design:	January-March 2014
NJEIT Approval:	March-April 2014
Advertise for Construction:	May 2014
Receive Bids and Award:	June 2014
Mobilization and Shop Drawings:	July-September 2014
Construction:	September 2014 – May 2015
Startup and Testing:	June 2015
Commissioning:	July 2015

Michael Ruppel, Executive Director SMRSA and Thomas Schoettle, PE CDM Smith, Inc. discussed the presentation.

Mr. Ruppel stated that the pump station is actually on the corner of South Blvd and Ocean Avenue. Hurricane Sandy is not the only storm event that has impacted this station. In October of 2005, the storm created significant property loss for the site, after that Hurricane Irene occurred, and then Hurricane Sandy rendered the asset a total loss. The building was still there but everything in the building has been destroyed. He added that they cannot continue to invest money into an asset that is in harm's way, there needs to be an alternative of a more resilient structure. There was a period of about six days where the structure could not even be accessed; the portion of the community was without sanitary sewer service for six days. Since the storm SMRSA has been working on remediation plans and funding. Currently there are very loud temporary pumps. In the short term the diesel driven pumps will be replaced with electric pumps, the diesel pumps will remain on site as an alternate temporary pumping solution. Since the electric pumps will be primary the noise will be eliminated. There needs to be a long range improvement and plan.

Mr. Schoettle explained that he was engaged by SMRSA in June 2013. He discussed the three alternatives. One of the alternatives was to possibly eliminate the functional requirement of the pump station location all together by consolidating its function with other pump stations. This would require quite a bit of construction, the water flows down hill and the sewer lines would have to be dug a lot deeper. This solution would be significantly more expensive and more disruptive to the community. Another alternative would possibly be a different site. It would also be costly to purchase land and the plumbing and sewer modification costs. The other alternative would be to replace the facility and the electric systems with a similar type of structure that is designed to sustain or withstand a storm similar in magnitude of Hurricane Sandy. This option involved hardening that facility and raising it up higher. SMRSA chose to upgrade the facility which will now be mobile with an enclosure. It places all of the important aspects of the facility in a mobile enclosure that in the event of the storm it could be readily removed from the site and stored at high ground and protected. Quickly after an event the mobile structure would be relocated at the site to ensure the earliest and quickest return to normal service. Mr. Schoettle then discussed the potential new structure; there will be fewer disturbances with this option

even though it is not in the same foot print. He explained that there will be landscaping however they have not decided what would be desirable for this location. He is under the assumption that the adjacent property is also going to receive some post-Sandy attentions as well with potential plantings.

Mr. Ruppel stated that the mobile site in Sea Girt system was tested with in the first two weeks of it being constructed, during Hurricane Irene it was both removed and reinstalled within a two hour window. Also, there was no loss of service for either Hurricane Irene or Hurricane Sandy.

Mr. Schoettle explained that the project is scheduled for a two phase approach. They also need to coordinate the schedule with FEMA funding requirements with the approximate commissioning of July 2015.

Mr. Sapnar asked if the wheels on the mobile facility are going to be enclosed. Mr. Schoettle answered that they will be removed once they are permanently installed then would be reinstalled as necessary due to an event. Mr. Ruppel added that it sits on essentially jacks on all four corners.

Mrs. Napp asked why the pumping station has to be near the water. Mr. Schoettle answered generally speaking as communities grew and water flows down hill most of the waste water was discharged directly into the ocean. Mrs. Napp asked where the waste goes. Mr. Ruppel stated that all of the pump stations are linked to a common force main; everything enters the waste water treatment facility under pressure where it is treated. Mrs. Napp questioned why it was they did not look at an alternative location such as Marucci Park. Mr. Ruppel explained that was exactly the location that was looked at however new pipe line would have to be laid down very deep. He added that currently the pipes that enter the building are about twenty feet deep.

Mrs. Goldstein asked what the weather event criteria would be to make them decide to move the mobile facility. Mr. Ruppel explained that when they see a storm event coming up the coast they will begin to make preparations, the unit will not be removed until there is a mandatory evacuation notice.

Mr. Iannaccone asked about the where the emergency bypass equipment is, will there be a separate enclosure built there. Mr. Ruppel answered that is to house and protect the electronic components which will be higher than flood elevations.

Mr. Rizzo asked about the antenna. Mr. Ruppel answered that the antenna is on the peak of the current building; a mast needs to be put up to permanently hold the antenna which communicates to the treatment plant. Mr. Rizzo asked if the mobile facility will look like a shipping crate. Mr. Schoettle answered that is approximately the size of it; there are façade options which have not been decided on. Mr. Rizzo suggested that SMRSA plant some holly trees or lower plantings that survive well during a storm event.

Mr. Judge stated that it a great idea, however has the manufacturer looked into a different look for the facility; possibly something more residential. Mr. Ruppel answered that he has been speaking with the manufacturer about possible options for the facility. Mr. Ruppel explained that this concept was born from watching the Department of Defense mobilization to all areas of the world with highly technical equipment. The Department of Defense contractor was contacted and they utilized the trailer designs. There is a possibility to a place clip-on on the building to make it have siding and make it more

cosmetically appealing. Mr. Judge suggested a gable that could be removed. Mr. Schoettle added that the facility has to be street worthy and legal. Mr. Judge then suggested a carport of sorts.

Mr. Schoettle explained that one of the reasons why they do not have a set landscape plan is because they knew that the Planning Board would have ideas and for the purpose of actually making the presentation. Some details were omitted.

Mr. Hilla asked if the slab is going to be at existing grade. Mr. Ruppel answered yes. Mr. Schoettle added that they want to make sure there is not a low point at the site.

There were many questions from residents which were answered and discussed at length.

Mr. McGill suggested the Planning Boards concerns should be put into a letter addressing the review of the project and voicing the recommendations. Mr. McGill reviewed the recommendations, the Planning Board recommended that the plans be reviewed and amended to ensure that the additional landscaping is designed and implemented in coordination with the Borough of Spring Lake and its personnel including the Borough's Shade Tree Committee. They also recommended that the façade of the mobile unit could be made a little more aesthetically pleasing and more acceptably conforming to both the residential and natural park-like setting in which it is located. It was recommended that SMRSA would consider and implement where practical the use of "green wall" screening techniques and consider otherwise housing the unit in a carport-type structure. The Board recommended that SMRSA review the use of the antenna tower. The last recommendation is that SMRSA consult with the Borough of Spring Lake through its personnel in reference to the above issues as the project moves forward and accommodate the Boroughs' reasonable request accordingly.

Motion by Sapnar, seconded by Judge, that Mr. McGill prepares a letter to SMRSA outlining the three concerns. On roll call Board Members Rizzo, Iannaccone, Napp, Judge, Frost, Goldstein, Sagui, Scotto, and Sapnar voted Aye. None voted no. Motion carried.

CAL#13-2013 GIBLIN
337 SOUTH BLVD.
BLOCK 149, LOT 20

Mr. Rubino, applicant's attorney had the exhibits marked into evidence.

Mr. Rubino, applicant's attorney explained the Giblin's who purchased the property in 2010 would like to do substantial renovations to the house and garage. The garage building on the premises is part garage and part a storage area which is rather unattractive. They plan on taking down the entire building and putting up a new garage. The variance requests are for the building coverage which is proposed at 26.25% where 25% is the maximum permitted. Also variances are needed due to the location of the accessory building, the garage setbacks will be 3.21 feet in the rear yard where 6 feet is required, 3.32 feet on the side yard where 6 feet is required, and the setback to the principle structure will be 12 feet where 20 feet is required.

Timothy Giblin, homeowner was sworn in. Mr. Giblin explained that the house has a lot of character, however it is small. When they moved in the house needed electrical and plumbing update just so that

they were able to move in. They will be gutting the house and bringing it up to standards. Mr. Gilbin added that they would like to add additions to both the upstairs and downstairs. The garage looks like it has been expanded twice and there are two separate entrances, one through the garage and one through the shed. The proposed new garage would be much smaller and would give them more room in the back yard. They have been through numerous set of plans to try and move the garage around so that it is not in that location and they did not work.

Mr. Judge asked if Mr. Giblin considered building a smaller garage a little farther from the western property line. Mr. Giblin answered both his and his wife's cars will be stored in the garage.

Mr. Sapnar questioned if Mr. Giblin tried to meet the 25% building coverage requirement since the lot is already oversized. Mr. Giblin answered that how the house is set up currently, a good percentage of the lot coverage is the front porch at almost 4%. He added that they would not be able to do the addition on the second floor if the first floor was reduced at all.

Mr. Rizzo asked whether or not the existing driveway is staying, since it is not in good condition. Mr. Giblin explained that the driveway will remain in the same location and will be redone.

Mr. Iannaccone asked if the driveway is going to be left as it is now, the whole width of the old garage. Mr. Giblin answered that it will be cut significantly to obtain more yard room.

There were no questions from the audience.

Ron Rheume, Professional Architect was sworn in and accepted by the Board. Mr. Rheume explained the main goal in this addition was to maintain the character of the existing house. They are replacing the siding and upgrading the materials on the house. He explained that the on the first floor plan of fourteen hundred square feet, a good portion is made up of the covered front porch approximately four hundred square feet. He then discussed the rest of the floor plan on the first floor. The existing second floor is quite small with a master bedroom and a small bedroom for the children. The house is being turned from a two bedroom to a four bedroom house. Mr. Rheume discussed that the second floor is driving the extra coverage to be able to add three bedrooms, one master bedroom, laundry room, and two bathrooms to the second floor.

Mr. Sapnar asked what the height of the house is. Mr. Rheume answered thirty-three feet five inches off the top of curb. Mr. Sapnar then asked if there is a half story above the second story. Mr. Rheume answered that there is a very small attic space.

There were no questions from the audience.

Comments:

Dawn McDonough, 326 Pitney Avenue explained that her property is right south of this property. She has the views of the current garage, so they are more than pleased to have the new plan which is proposed.

Michael Webster, 324 Pitney Avenue stated that he is located directly behind the Giblin's on the south side. They have done a wonderful job of maintaining the landscape for a buffer. He does not have any issues with the setback of the garage.

Elizabeth Finnerty, 333 South Blvd. asked if there is a possibility that the fireplace was going to be included into the house.

Noelle Giblin, homeowner was sworn. Mrs. Giblin answered that it will come down to budget, whether or not the fire place will be in the plans for the addition.

Mr. Judge asked if the principal building coverage could possibly be reduced. Mrs. Giblin answered that as far as budget is concerned nothing would be eliminated. They have done three years of trying to figure out the correct way to make this work.

Motion by Judge, seconded by Rizzo, that the Board go into caucus. On roll call all Board Members voted Aye. 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 Sapnar, seconded by Judge, that the application be approved. On roll call Board Members Rizzo, Iannaccone, Napp, Judge, Frost, Goldstein, Sagui, Scotto, and Sapnar voted Aye. None voted no. Motion carried.

**CAL#12-2013 SLEEMAN
16 SALEM AVENUE
BLOCK 31, LOT 14.01**

Mr. Rubino, applicant's attorney had the exhibits marked into evidence.

Mr. Rubino, applicant's attorney explained the property is a corner lot on Salem and First Avenues. The house was an older house which has been in the process of being substantially renovated. The Sleeman's would like to add a porch from the west side of the house to the existing garage. The porch would be approximately forty one feet in wide and eight feet in depth. The porch will encroach into the front yard setbacks along both First and Salem Avenues. They would also need a variance for building coverage.

Mr. Rubino explained that the architect is not available this evening, however they would like to move forward with the meeting. The architect will be available at the February meeting.

Mr. Judge asked if Mr. Sleeman has been in front of the Board for any modifications that have been done. Mr. Rubino answered no, however Mr. Sleeman knew that he would need a variance for the porch, however he wanted to do everything else first.

Mrs. Napp asked if there have been any additions to the house. Mr. Rubino answered no. Mrs. Napp questioned about the deck in the rear of the house. Mr. Rubino answered that originally he thought that

the deck is illegal; however Mr. Sleeman received a zoning permit for the deck. Mr. Rubino added that if the deck in the rear is an issue Mr. Sleeman is willing to remove it, he would rather have the porch in the front yard.

Mr. Iannaccone asked if the deck is calculated into the building coverage. Mr. Sapnar answered no since it is an open wooded deck.

Mr. Sleeman, homeowner was sworn in. Mr. Sleeman explained that he currently lives in Short Hills. He has owned the house for approximately a year and half. He explained that originally the house was a cape style house; they wanted to renovate the house to make it bigger and to have the Spring Lake character. He discussed the new floor plans.

Mr. Sapnar asked why Mr. Sleeman did not consider the porch when initially renovating the house. Mr. Sleeman answered that it was considered; the house is on a small lot and is a small house, they would have had to knock the house down.

Mr. Judge stated that every house on both sides of Salem Avenue between First & Ocean Avenues is almost setback identically and it is a beautiful sight line.

Mr. Sapnar is concerned about the building coverage. Mr. Rubino stated that applications have been approved before for a front porch that makes the building coverage exceed what is allowed, however he understands that every case is different.

Mrs. Napp suggested reducing the size of the porch. Mr. Sapnar added that an eight foot porch is large.

Chairman Sapnar stated that this case will be carried to February 12, 2014, no further notice required.

Motion by Judge, seconded by Sagui, that the meeting be adjourned. On roll call all Board Members voted Aye. None No. Motion carried. Time: 9:25 P.M.

Respectfully submitted:

Dina M. Partusch-Zahorsky
Board Secretary