

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
AUGUST 14, 2019**

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 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 Joseph Rizzo, Larry Iannaccone, Michael Burke, Walter Judge, Thomas Burrus, Lisa DeBerardine, Stuart Patterson, Laurie Koziol-Buckelew and Nick Sapnar.

RES#17-2019 Gabela

Motion by Sapnar, seconded by Judge, to approve RES#17-2019. On a roll call Board Members Rizzo Iannaccone, Burke, Judge, Burrus, DeBerardine, Buckelew and Sapnar voted Aye. Patterson abstained. None No. Motion carried.

RES#18-2019 Gilson

Motion by Sapnar, seconded by Judge, to approve RES#18-2019. On a roll call Board Members Rizzo Iannaccone, Burke, Judge, Burrus, DeBerardine, Buckelew and Sapnar voted Aye. Patterson abstained. None No. Motion carried.

CAL#12-2018 Spring Lake Bath and Tennis was carried to September 11, 2019 with no new notice required.

CAL#7-2019 Barnes

Michael Rubino marked some items into evidence.

Thomas Barnes was sworn in. The house does not fit in with Spring Lake style. It had flood damage and he knew it would need to be elevated and renovated. They will be part time for now but want to prepare for year round use. They will retire here. To him, Spring Lake equals porches.

Martha Brazoban, was sworn and accepted. They will elevate the house 3.16' to 29.8' high. They will be adding 6' more porch and new steps on the front of the house. There will be a habitable attic with 2 bedrooms. The AC on the garage will not be visible from the front yard. She created an open living space inside. The property is 50' x 75' and the footprint will remain the same, except for the porch. There was a discussion of the slope of the roof and the habitable attic.

David Winthrop was sworn in as a fact witness. They would have to be further into the RYS if they moved the addition backwards to conform. They will need a third floor variance for the habitable attic being 5' not 3'. The house is currently a wood frame 2 story colonial with columns and a brick front. The existing height is 29' and just under 35' is proposed. The air handlers will be in the attic.

Joseph Kocuiba, Engineer and Planner, was sworn and accepted. From a planning perspective, the lot is 50' x 75' and non-conforming. They could elevate and not need a variance but the 5.3' west SYS is exacerbated by the half story. SYS on east to garage is 1.7', FYS 24.9' existing where 25' is required. RYS is 16' where 35' is required and building coverage is 37.7% and proposed at 42.7% where 25% is required. The garage attachment creates difficulty. It is 303 square feet and uses about 8-8.5% of building coverage. He feels that this meets the standards for hardship criteria because it is an undersized lot and the existing structures and setbacks are non-conforming. The undersized lot with existing non-conforming structures creates a hardship. The attached garage acts as a detached structure. The building coverage would be 35% without it. The elevation will promote safety from flooding. They will be improving the look of the property, creating a desirable visual environment. They will be using the garage for storage but the negative to parking will be negligible. Per the Engineer's letter, they will mount the AC on the garage, revise plans to show flood vents and replace sidewalks. Many properties in the neighborhood have FYS the same as, or closer, to the property line than this proposal. The Borough ordinances promote porches and garages.

Richard Furey, 304 Pennsylvania, stated that he has found the Board is usually in favor of open porches and has approved neighboring properties for variances that are compatible with those requested. If they demolish the garage, it would create storage issues. There have been multiple flood events in the neighborhood and elevating the house will be a positive. He is in favor of the application.

Ken Tobey, 302 Pennsylvania, stated that the improvements will be simple and functional and improve the aesthetic of the block.

Motion by Judge, seconded by Burke to go into caucus. On a voice vote, all members voted aye. None No. Motion carried.

Motion by Judge, seconded by Rizzo to come out of caucus. On a voice vote, all members voted Aye. None No. Motion carried.

Motion by Judge, seconded by Burke to approve the application with the conditions that they remove the second floor balcony, air conditioning will be mounted to the rear gable of the existing garage and they will replace the sidewalks. On a roll call Board Members Rizzo, Iannaccone, Burke, Judge, Burrus, DeBerardine, Patterson, Buckelew voted Aye. Sapnar No. Motion carried

CAL#8-2019 Charney

Michael Rubino marked some items into evidence.

Dr. Alan Charney was sworn in. He had visited Spring Lake for many years and, shortly after Sandy, he bought 500 Brighton. He replaced the sidewalk and redid the kitchen. He brought the house up to modern standards. He lives in Morris Township and get down here 2 -3 times per month all year. He has been taking window units in and out every spring/winter. The condenser would be a skinny rectangle for mini-splits on second floor.

Ray Carpenter, engineer and planner was sworn and accepted. It is a classic hardship. It is a 45' lot where 25' FYS is required. The RYS is very close to the neighbor. The unit would be placed in the FYS but would be on the

side of the property behind the rear porch deck. There was a discussion of the width of the driveway and retaining two off street parking spaces.

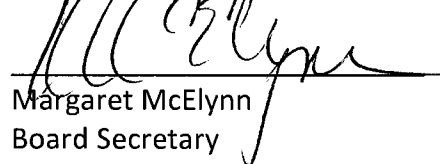
Motion by Sapnar, seconded by Burke to go into caucus. On a voice vote, all members voted aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to come out of caucus. On a voice vote, all members voted Aye. None No. Motion carried.

Motion by Sapnar, seconded by Judge to approve the application with the conditions that the driveway buffer will be two feet and that all curbs and sidewalks will be repaired as needed. On a roll call Board Members Rizzo, Iannaccone, Burke, Judge, Burrus, DeBerardine, Patterson, Buckelew and Sapnar voted Aye. None No. Motion carried

Motion by Sapnar, seconded by Burke to adjourn. On a voice vote all Members voted Aye. None No. Motion carried. Time 9:06 PM

Respectfully submitted:


Margaret McElynn
Board Secretary

