

**MINUTES OF THE
SPRING LAKE PLANNING BOARD
OCTOBER 11, 2023**

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 was 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, Lisa DeBerardine, Kathleen McDonough, Tom Burrus and Nick Sapnar.

Motion by Sapnar, seconded by DeBerardine to approve Ordinance 2023-009. On a roll call vote Board Members Rizzo, Iannaccone, Napp, McDonough, Burrus, and Sapnar voted Aye.

CAL#6-2023 Manasquan Shores Properties, LLC. – 18 York Ave.

Motion by Sapnar to carry to the case to the next meeting on November 18, 2023. Second motion by DeBerardine to carry the case.

CAL#7-2023 CONROY – 319 TUTTLE AVE. CONTINUED FROM SEPTEMBER 13, 2023.

Mark R. Aikens presented the application on behalf of Patrick and Sheila Conroy seeking a variance for a front yard setback. New plans were submitted with an amended setback of 17.5FT.

Michael Fasheh, Builder and Project Manager, was sworn in to testify. Mr. Fasheh referred to the amended plans noting the 17.5FT. setback. The new setback moved the porch back, making the porch smaller and clears the view of the neighboring chimneys.

Joe Kociuba, engineer sworn in and credentials accepted, stated that the amended plan increased the interior space by extending the back of them home 2' 5". In doing so, it created a more balanced setback to the neighbor's yards. The amended plan does not affect the second floor and remains compliant. The plans adhere with the C2 criteria. Also, noting that the mechanical equipment has been moved further away from the property line which was a noise concern of the neighbor.

Comments from audience:

Stacy Pible – 318 Tuttle Ave. Ms. Pible states that the Board is making a mistake adhering to the 25FT. setback and is in favor the proposed variance. Most of the homes on Tuttle Ave. are less than a 25FT. setback and creates a uniform look for the street.

Joe Rizzo – 321 Tuttle Ave. Mr. Rizzo originally testified at the September 13th meeting that he supported the original plan with the 15FT. setback. The amended plan would set the house back further which would align with his backyard deck affecting his privacy.

Patrick Conroy – 319 Tuttle Ave. Property owner. Mr. Conroy testified that he amended plans are a compromise to the previous setback submitted by having a smaller porch in order to gain more interior square footage.

Motion by Sapnar, seconded by Iannaccone to go into caucus. On a voice vote, all members voted Aye. None no. Motion carried.

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

Motion by DeBerardine, seconded by McDonough to approve application. On a voice vote, members Rizzo, Iannoccone, Napp, DeBerardine, McDonough and Burrus voted Aye. Sapnar voted Nay.

Motion by Sapnar, seconded by DeBerardine to adjourn. On a voice vote all members voted Aye. None no. Motion carried. Meeting adjourned 8:20.

Respectfully submitted:



Kathleen Ertle
Acting Planning Board Secretary