

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING OF THE PLANNING BOARD**

WEDNESDAY, OCTOBER 10, 2007

Chairman Zylinski presiding

Roll Call:

Vincent Marrone, Mayor LaCicero's Designee - present
William Zylinski, Chairman – present
Joseph Baginski, - Vice Chairman, absent
Councilwoman Filippone – present
Christopher Parlow, Business Administrator – present
Anthony Cataline – present
Vincent Marino - present
Leonard Calderaro – present
Rosangela Zaccaria – present

Joseph Palinsky – present
Barbara Brown - present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board meeting of October 10, 2007. Adequate notice of this meeting has been given as required by Chapter 231 Public Law 1975, commonly known as "The Sunshine Law." The date, time and place of this meeting was posted on the bulletin board located in the Borough Hall, filed with the Borough Clerk, and supplied to the Ocean Star one of the official Borough newspapers.

Flag Salute: Chairman Zylinski led the salute to the flag.

Review and Approval of Minutes:

The Board reviewed the minutes of the Workshop Meeting of September 12, 2007.

On motion by Mrs. Brown, seconded by Mrs. Zaccaria, the Minutes of the Workshop Meeting September 12, 2007 were approved. All present eligible to vote voting in favor to approve.

The Board reviewed the minutes of the Regular Meeting of September 26, 2007.

On motion by Mr. Palinsky, seconded by Mrs. Filippone, the Minutes of the Regular Meeting of September 26, 2007 were approved, with correction to the roll call. All present eligible to vote voting in favor to approve with the correction.

Old/New Business:

Chairman Zylinski stated that Mayor LaCicero is setting up an advisory Parking Committee to study

various parking conditions i.e. on President Avenue and parking conditions in general. Chairman Zylinski stated he has been asked to recommend a member of the Planning Board to serve on the Committee and stated he is recommending Rosangela Zaccaria.

Mrs. Zaccaria stated she would be pleased to accept the recommendation and serve on the Committee.

The Board Secretary was instructed to forward a memo to Mayor LaCicero, stating the recommendation of Mrs. Zaccaria to serve on the Parking Committee.

The Board Secretary stated she had contacted Mr. Gemma, a Professional Planner regarding his meeting with the Board at a Workshop to review and/or discuss some Planning issues.

Mr. Parlow stated that it is his recommendation that the proposed Business District Ordinance regarding square footage and/or the number of uses be reviewed by the planner. He stated this Ordinance is a major change in how Lavallette operates its' business district and would like a planner to comment on it. He stated that someone with formal training can advise whether or not this ordinance is a good idea for the Borough. He further stated he thinks the Site Plan Ordinance, which is very comprehensive, needs to be reviewed to determine if we are going in the right direction.

Mr. Cataline stated that he agrees and also that the Master Plan has never had any major changes and suggested that maybe a professional should take a look at it and give some direction.

The question of Mr. Gemma having a conflict arose since he had represented Lenny's Pizza on a liquor license transfer before the governing body.

Chairman Zylinski, with Board consensus, instructed the Board Secretary to communicate the conflict question to Mr. Gemma and if there is no problem, then she is to make inquiry to him through a letter as to an estimated cost of his services to review the Site Plan Ordinance, the B-2 business District proposed Ordinance and the Master Plan and also to meet with the Board.

There was a lengthy discussion regarding the Professional Planner reviewing the following:

The B-2 proposed Ordinance, the Site Plan Ordinance, the Master Plan and the question of parking. The discussion also went on to mention business development and it's relation to the Site Plan Ordinance.

Councilwoman Filippone stated that at the council meeting the question of parking arose and there was discussion regarding two hour parking or meters and the impact it would have on the community.

Chairman Zylinski reported that out of the 7 Ordinances the Board recommended to the governing body for adoption last year, six have been adopted and the 7th involves the setback in Westmont Shores.

Councilwoman Filippone responded there was a problem with that ordinance since the lot

measurements and setbacks in Westmont Shores vary and it just is not going to work.

Chairman Zylinski raised the question of the 30 foot height restriction and stated that in his opinion it is unrealistic if people want nine foot ceilings, you are forcing them to have flatter roofs that are susceptible to hurricane damage.

After discussion, there was a consensus to leave the maximum height at 30 feet.

Mr. Parlow stated that we should be encouraging houses being built higher- a foot above base flood and you receive more points on the insurance rates.

Mr. Calderaro brought up the subdivision on Sturgis and Pershing Blvd. and there was a discussion regarding pending construction that is not being completed.

Mr. Parlow stated if the town wants to be pro-active, it must be remembered that there are thirteen policemen and only one Zoning Officer who works 20 hours per week.

Adjourn:

On motion by Mrs. Filippone, seconded by Mrs. Brown, with all in favor, the meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Rosemary Robertson
Secretary