

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

Wednesday, September 12, 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 – absent
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 September 12, 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.

The Board Secretary was absent due to family illness.

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

Review and Approval of Minutes:

Chairman Zylinski stated the August 22, 2007 minutes had not yet been received.

Old/New Business:

Chairman Zylinski stated that all the Board members had received a copy of Ordinance No.2007-11 (1022) and asked if there were any recommendations or comments. Mrs. Zaccaria stated that at the last meeting she went on record as opposing the ordinance. There was a lengthy discussion regarding this Ordinance including the process, property restriction for pavers, and the quality of the pavers.

The question of enforcement was brought up by Mr. Palinsky and Mr. Parlow responded that the ordinance will have to be administered as written. He stated that at the present time, a lot coverage calculation on structures exceeding 18 inches must be submitted. Now, if a homeowner wants to do any type of improvement on the property, they will have to calculate the lot coverage and the ground

coverage calculation and part of the detail on the survey will have to show items that fall into the ground coverage specification.

Mrs. Filippone stated there is statistical data proving that things i.e. pavers, and even wood, reduces the percolation on the property and landscaping is not covered under this ordinance and landscaping is what is preferred as opposed to pavers. She also referred to the unattractiveness of solid pavers on a property.

There was a lengthy discussion regarding the proposed ordinance; Mrs. Zaccaria again went on record as being opposed to the ordinance and mentioned difficulty with enforcement and storm drainage is the problem.

Mr. Parlow responded that the storm drains are not the problem; they are cleaned frequently and that he has the documentation to prove that; and that it is the lines themselves that are a problem and the run-off from properties is not discharging back on to the properties and he believes it is worsening problem.

Mr. Parlow stated that 20% of 5000 square feet is still 1000 square feet that is permitted to be paved in addition to the 37% you are allowed for structure coverage and it does not include the 10-foot right-of-way so it is still a large area that is permitted to be paved under this ordinance that is not that restrictive; and that a permit will be required to put in pavers.

Mr. Calderaro again voiced his personal opinion that swimming pools are just as disastrous as pavers on a 50 x 100 foot lot and pool is a real detriment. He also stated that maybe it is necessary to increase the Zoning Officer's hours but they should be spent riding around town, not in the office.

Mr. Parlow explained the statutory requirement for this ordinance or any ordinance being referred to the Planning Board before final adoption and there is no requirement for the Board to make any recommendation.

Mrs. Brown stated while she had no problem with the ordinance itself, she was concerned about the ability to enforce it.

Mrs. Filippone stated that there may have to be a recommendation to increase the Zoning Officer's hours that should be dedicated to inspections and enforcement of ordinances; and that permit fees are being raised and that may cover any increase.

A motion was made by Mr. Calderaro, seconded by Mr. Marino to recommend the passage of Ordinance 2007-11 (1022) to the Mayor and Council with the recommendation that the hours of the Zoning Officer/Code Enforcement be reviewed to permit enforcement of this and all other Ordinances. On roll call: Messrs. Calderaro and Marino, yes-, Messrs. Marrone and Parlow, yes-, Councilwoman Filippone, abstain, Mrs. Zaccaria, no-, Mr. Palinsky, yes-, Mrs. Brown, yes-, Mr. Zylinski, yes. Motion carries.

Chairman Zylinski addressed the communication issue in the Planning Board Office and it was the consensus and recommendation that Mr. Parlow look into having a dedicated line assigned to the Planning Board that goes to voice mail.

There was discussion regarding unregistered boats on private property; Mr. Parlow stated he would talk to the Chief to see if there is anything that could be enforced.

Mr. Calderaro stated he feels the Board should clarify it's position on the Master Plan as it relates to two-family properties.

Mr. Parlow suggested that depending on budget constraints, it may be a good idea to bring in a Professional Planner; he will check to see if there is any money in the Planning Board budget for this year to cover such a cost.

Adjourn:

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

Respectfully submitted,

Rosemary Robertson
Secretary