

**MINUTES  
BOROUGH OF LAVALLETTE  
WORKSHOP MEETING OF THE PLANNING BOARD  
Wednesday, September 10, 2008 – 7 P.M.**

Chairman William Zylinski presiding

**Roll Call:**

Vincent Marrone, Mayor LaCicero's Designee – absent  
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 September 10, 2008. 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 public in the salute to the flag.

**Resolutions Memorialized:**

**Application No. 3-08 Thomas & Deborah Restaino, 113 White Ave., Block 28.02, Lots 20**

A motion was made by Mr. Calderaro, seconded by Mrs. Filippone, to approve the Resolution granting variances subject to the following condition: (1) the outdoor shower, if one is installed, shall be located on the covered deck and must be connected to the sewer line. Roll Call: Mr. Calderaro, yes-, Mrs. Filippone, yes-, Mr. Cataline, yes-, Mrs. Zaccaria, yes-, Mr. Parlow, yes-, Mr. Palinsky, yes-, Mr. Zylinski, yes. Motion carries.

**Old/New Business:**

Chairman Zylinski introduced Mark Muraczewski, P.P., AICP of Birdsall Engineering, Inc., Eatontown, NJ. He stated that he is a licensed professional planner and a Civil Engineer and has also

worked in the environmental field for 25 years. He stated he has worked with Master Plans, redevelopment, affordable housing and various other areas. He has been involved with several shore communities including Seaside Heights, Seaside Park, Cape May, Wildwood. He stated he is familiar with Lavallette as a summer resident with his grandparents. When asked what services he performed in Seaside Heights he stated reviewing and preparing zoning ordinances and specifically height requirements, hotel issues, off-street parking etc. He stated he also had worked in Manasquan, Long Branch, Spring Lake, Spring Lake Heights, Barnegat, Little Egg Harbor and has a strong background with CAFRA and environmental issues and he is co-Planning Board Planner in Howell where he prepared a Community Design Standards that dealt with rural issues.

Mr. Parlow asked what type of plan Mr. Muraczewski would have in mind for Lavallette and Mr. Muraczewski responded nothing with high density, little shops, cafes, etc.

Chairman Zylinski brought up the ordinance regarding the 1500 feet between liquor licenses.

Mrs. Filippone explained the current ordinance situation in detail to Mr. Muraczewski stating that 450 square feet was proposed to the Council last year and failed to pass. She asked about the proper distance between licenses and is looking for professional direction as to the reasons for any proposed distance and should it remain the same, be changed, and if so, the criteria for changing it.

Mr. Cataline referred to the town-wide survey conducted by the Planning Board and there was no doubt the development of business was encouraged and we need to take a look at making the district viable and successful.

Mr. Calderaro stated that no matter how many feet is set forth in the ordinance, you will always have the residential issue because of the district being on the highway.

Mrs. Filippone referred to the parking issue and it's impact and whatever is done should be with the best intention for the entire community in all ways.

There was discussion about any proposed establishment and conditions that could be set forth in the site plan application.

Mr. Parlow stated the Board has to consider any type of establishment, not any that has been specifically proposed, it must be looked at in general as a liquor establishment.

Chairman Zylinski explained the status of the old movie theatre property.

There was discussion regarding Ordinance 90-49 and the struggle with the term uses and the Board would like the planner to take a look at it since it is desirable to have the businesses be given the opportunity to succeed which places importance on the crafting of the proposed ordinance in the business districts.

Mr. Calderaro stated the Board met with members of the Business Association and discussed the very issue with expense of the rent being shared.

Mrs. Filippone stated that data is required to affirm whatever position is taken.

Mrs. Brown asked Mr. Muraczewski if you could give a liquor license for one particular distance. He responded yes, depending on the intensity of the use i.e. a restaurant type as opposed to a bar.

Mrs. Filippone stated it could be one distance for a restaurant and another for a sports bar.

Mr. Parlow stated three proposed ordinances had been forwarded to the Board Secretary who will distribute them to the Board for recommendation at the September 24, 2008 Regular Board meeting. He stated they address corner lots on Route 35 South, overhangs in the front yard and a modification to the Site Plan Ordinance.

A member of the audience wanted to address the Board, and while there is no public speaking portion to workshop meetings, Chairman Zylinski stated he would permit it.

Corey Wingertner, 20 Bond Avenue stated he had formed LOLA. He stated he owns 5 restaurants and is very happy to hear the Planning Board is hiring an expert.

Workshop meeting adjourned at 8:00 p.m.

Respectfully submitted,

Rosemary Robertson,  
Secretary