

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING OF THE PLANNING BOARD
Thursday, October 9, 2014 – 6:45 P.M.**

Chairman Howard presiding

Roll Call: Lionel Howard – present
Jack Sauer, Mayor’s Designee – present
Joanne Filippone – present
Joseph Palinsky – present
Len Calderaro – present
William Zylinski – present
Rosangela Zaccaria – absent
Anthony Cataline – present
Christopher Parlow – present
Barbara Brown – present
Vincent Marino – present

T. Brady, Esq. – present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Workshop meeting of October 9, 2014. 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, temporary located in Trailer #1 at 125 Washington Ave., filed with the Borough Clerk, and supplied to one of the official Borough newspapers, the Ocean Star.

Flag Salute: Chairman Howard

Resolutions Memorialized:

Applicant #19-14, Anthony & Lisa Carbone, 110 Philadelphia Ave. – Block 39.01, Lot 15 – Demolish & Rebuild Non-conforming Use plus set-back encroachment & lot coverage – Approved with conditions

Several Board members had questions regarding the content of the prepared resolution. After a brief discussion, Mr. Brady agreed to rephrase some parts of the resolution. The Board voted to postpone Memorialization until our October 23, 2014, meeting.

Mr. Calderaro took exception to the September 25, 2014, public testimony of Salvatore Conte, 127 Englewood Drive, Florham Park, NJ, and the owner of 18 Brown Ave. in Lavallette. Mr. Calderaro felt strongly that Mr. Conte represented himself as wanting to throw out all the current zoning/building rules.

Review & Approval of Minutes:

A motion was made by Mr. Calderaro, seconded by Mr. Zylinski to accept the minutes of the Executive Session of September 25, 2014, with all members present voting in favor.

A motion was made by Mr. Parlow, seconded by Mr. Zylinski to accept the minutes of the Regular Meeting of September 25, 2014, with all members present voting in favor.

New Business:

- Mrs. Filippone made a brief comment regarding “Executive Sessions.” She would prefer that if the Board knows in advance, that both she and Mr. Sauer be notified so that they can be present. Mr. Brady explained that the September 25, 2014, Executive Session pertained to Type D variances. He further stated that technically both Mrs. Filippone and Mr. Sauer could have taken part in the discussion; however, they are ineligible to vote.

Mr. Howard concluded that if there is prior knowledge of an “Executive Session”, Mrs. Filippone and Mr. Sauer will have the opportunity to decide if they wish to take part.

- Copies of the following documents were submitted by the Board Secretary for review by Board members and discussion at a future meeting:
 - 2015 Meeting Dates
 - Planning Board Application
 - Planning Board Rules & Regulations
 - Procedures And Suggestions to Applicants

Mr. Parlow offered a suggestion to include the Block and Lot and the Property Address on the first page of the Application.

Mr. Howard asked the members to read the Procedures and Suggestions to Applicants carefully.

Discussions on the above will be ongoing as items are reviewed in time for the January, 2015 Re-Organization meeting.

- It was determined that there was a Master Plan Re-Examination in 2006; Mr. Howard pointed out that another re-examination would be due in 2016. Mr. Parlow informed the members that the Borough will be receiving a \$30,000 State grant for this purpose and suggested that the Borough put out an RFP for a Professional Planner.

It was determined that we should begin the process. Mr. Calderaro pointed out that during the 2006 re-examination there was dialog with the appropriate staff for their input, and he thought it would be a good idea to do that again.

Mr. Parlow explained that the RFP would be handled by the governing body and that there should be a pre-arranged cap on the fees.

Public Hearing:

Mrs. Brown will sit for Mrs. Zaccaria.

Application #20-14 - Michael & Antonietta Boeckel, 110 Vance Ave., Block 35.01, Lot 15

The property is located on the southeast corner of Vance Ave. and Route 35 South in the Residential District A. The property contains 3,400 sq. ft. and is currently vacant. A survey dated 7/31/07 was submitted with the application which indicated that the property contained a one and one-half story frame dwelling in the front and a one story frame dwelling in the rear. Both dwellings have since been demolished due to damage sustained from super storm Sandy. The applicant is proposing to construct a new two-story, single family dwelling elevated to comply with the FEMA minimum base flood elevation.

Michael & Antonietta Boeckel of 20 Maureen Rd., East Hanover, NJ, were sworn in and gave testimony that they have owned the property at 110 Vance Avenue for eight years. They further testified that the property was substantially damaged as a result of hurricane Sandy.

Mrs. Boeckel introduced James Giordano, Engineer, of 1623 Dorset Dock Rd., Pt. Pleasant, NJ, who was sworn in and gave a description of the property:

- 3,400 sq. ft. lot
- 13.75 ft. curb cut existing – same proposed
- Proposed side yard setbacks – 5 ft. and 5 ft.

Mr. Giordano pointed out the exceptional narrowness of the lot and cited this as a hardship. He went on to outline compliance with the Engineer's Review Letter.

Jeffrey Rudzonis, Architect, of 1933 Highway 35, Wall, NJ, presented his credentials which were approved. He was sworn in and gave testimony describing the proposed structure:

- 816 sq. ft. on the first floor
- 742 sq. ft. on the second floor
- 12 x 6 covered porch
- 12 x 12 wood deck
- 12 x 6 2nd floor balcony
- Total of 3 bedrooms and 2 baths
- First floor is at 13.5 ft.
- The ½ story is 3.5 to the ridge

He further testified that there is 7' 3" above the ground which would accommodate parking a vehicle.

Mr. Parlow asked if the applicants would be agreeable to maintaining the under house space area specifically for parking and designating it as such in the resolution.

The engineer agreed that he would revise the plans to show the first parking area fully extended under the house.

The engineer also testified that the furnace will be located in the attic and the condensers outside in the rear as shown on the site plan. Mr. Calderaro asked if the condensers could be placed on the Rt. 35 South side of the home as a courtesy to neighbors.

The hearing was opened for public comment at approximately 8:05 p.m.; hearing none, the public portion was closed.

A motion to approve this application with the conditions mentioned above was made by Mrs. Filippone, seconded by Mr. Calderaro. Roll call vote: Filippone, yes; Calderaro, yes; Sauer, yes; Palinsky, yes; Zylinski, yes; Cataline, yes; Parlow, yes; Brown, yes; Howard, yes.

Mrs. Filippone led a discussion regarding changing the setback requirements on undersized lots on the east side of Route 35 South; suggesting 5 ft. and 5 ft. She would like to recommend that the ordinance be changed for such lots.

Mr. Howard noted that currently we have no requirements for parking underneath a home, and that perhaps we should recommend that all elevated homes reserve the under space specifically for parking. After a brief discussion, the Board agreed that the parking ordinance should be spelled out more clearly.

Adjourn:

A motion to adjourn the meeting was made by Mrs. Brown, seconded by Mrs. Filippone with all present voting in favor. The meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary