

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING OF THE PLANNING BOARD
Thursday, December 11, 2014 – 6:45 P.M.**

Chairman Howard presiding

Roll Call: Lionel Howard – absent
Jack Sauer, Mayor’s Designee – present
Joanne Filippone – absent
Joseph Palinsky – present
Len Calderaro – present
William Zylinski – present
Rosangela Zaccaria – present
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 December 11, 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: Vice Chairman Zylinski

Vice Chairman Zylinski will officiate at the meeting in place of Chairman Howard who is absent.

Resolutions Memorialized:

None

Review & Approval of Minutes:

A motion was made by Mrs. Brown, seconded by Mr. Cataline to accept the minutes of the Regular Meeting of November 20, 2014. All members present voting in favor. Another motion was made by Mrs. Brown, seconded by Mr. Cataline to accept the minutes of the Executive Session of November 20, 2014, with all member present voting in favor.

Correspondence:

None

New Business:

- Planning Board calendar for 2015 was approved as per attached.
- The Board reviewed the proposed new Ordinance No. 2014-10 (1135) and adopted a resolution recommending approval.

Public Hearing:

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

T. Brady, Esq. – present

Mrs. Brown will sit for Chairman Howard.

Application #16-14, 1605 Grand Central Ave. Units 5 & 6 – 1605 Grand Central Ave. Trust & the Estate of George Hoppe – Block 17, Lot 32.5 – Minor Site Plan – postponed from the November 20, 2014 meeting

The site is located on the northeast corner of Grand Central Ave. and Pennsylvania Ave. The site is located in the B-1 District and contains 10,000 sq. ft. The lot contains a one story and partial two story frame building with six units: 4 residential and 2 commercial. The applicant is proposing to convert the 2 commercial units to residential units. Unit 5 will convert from a 540 SF commercial unit to a 1,615 SF residential unit and Unit 6 from a 2,502 SF commercial unit to a 1,427 SF residential unit.

Philip G. Mylod, applicant’s attorney delivered the following Exhibits in connection with this application:

Exhibit A-1: Existing First Floor Plan
Existing & Proposed Second Floor Plan
Preliminary First Floor Plan

Exhibit A-2: Minor Site Plan revised 9/6/12

Exhibit A-3: Letter dated June 4, 2014 from Michael Maris Associates, Inc.

Exhibit A-4: Old photograph of building prior to condo construction

Exhibit A-5: Photograph of current building

Arthur Francis Margiotta, Architect and Professional Planner, was sworn in, and gave testimony regarding Exhibit A-1 explaining the proposed new configuration of Units 5 and 6.

Mr. Mylod asked Mr. Margiotta for his opinion regarding current usage, parking, and intensity. It was Mr. Margiotta's opinion that converting the units from commercial to residential would lend itself to a decrease in intensity.

The parking needs of office space to those of condominium residential units were addressed by Mr. Michael Maris, President of Michael Maris Associates, Inc., of 125 State Street, Hackensack, NJ. Mr. Maris identified himself as a Traffic and Parking Consultant, and was sworn in. He gave testimony supporting Exhibit A-3.

E. Allen MacDuffie, Jr., was sworn in as the sole trustee for the 1605 Grand Central Avenue Trust. He gave testimony that the proposed new configuration would be compatible to the current residential units, and that the change of use would be more beneficial to the other residents.

Although Mr. MacDuffie testified that there had never been a parking problem in the past, a discussion ensued based on Mr. O'Donnell's review comments that twelve (12) parking spaces are required.

Mr. Zylinski asked about the elevation of the first floor as no elevations were provided for our Engineer's Review. This information was not presented at this time but would be made available at a future date. Mr. Zylinski asked if the building was below base flood elevation. This information was not on hand but would be made available at a later date.

The meeting was opened for public comment at approximately 8:16 p.m. Hearing none, the public portion was closed.

Mr. Mylod summarized by pointing out that although only one "special reason" is needed to consider granting this application, in his opinion, there are several.

Mrs. Zaccaria asked what the outside of the building would look like. Mr. Mylod replied that it would look exactly the same. However, Mr. Margiotta elaborated that there may be some changes to the façade. At this point, Mrs. Zaccaria pointed out that it would be helpful to have something showing any changes.

There were other questions pertaining to:

- Master Plan compliance
- Proposed entrances
- Rental qualifications

At this point, Mr. MacDuffie expressed his wish to come back to the Board at a later date with all of the information requested during the hearing.

The applicant's attorney requested to carry this hearing to the January 21, 2015, meeting. A motion to approve was made by Mr. Parlow, seconded by Mr. Cataline with all members present voting in favor.

Adjourn:

A motion to adjourn the workshop meeting was made by Mr. Parlow, seconded by Mrs. Brown with all present voting in favor. The meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary