

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Thursday, March 27, 2014 – 7:00 P.M.**

Chairman Howard presiding

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

T. Brady, Esq. – present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of March 27, 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, filed with the Borough Clerk, and supplied to one of the official Borough newspapers, the Ocean Star.

Flag Salute: Chairman Howard

Request for continuance:

Application #21-13, Philip & Francine Delli Santi, 1400 Baltimore Ave., Unit B – Block 54, Lot 1.02 – Elevate & Rebuild Non-Conforming Use

Due to the fact that a revised Plot Plan was recently submitted for our Engineer’s Review, a motion to continue this application to the April 10, 2014, Workshop Meeting was made by Mr. Calderaro, seconded by Mr. Cataline. All present voted in favor.

Application #3-13, Anita Zalom, 103 President Ave. (Rear) – Block 32.01, Lot 8 – Demolish and Rebuild Non-conforming use

Due to incomplete notifications, a motion to continue this application to the April 24, 2014, Regular Meeting was made by Mrs. Zaccaria, seconded by Mr. Parlow. All present voted in favor.

Review & Approval of Minutes:

A motion was made by Mrs. Brown, seconded by Mr. Zylinski to accept the minutes of the March 20, 2014, Workshop Meeting. All members who attended the March 20th meeting voted in the affirmative.

Resolutions to be Memorialized:

N/A

Public Hearing:

Mrs. Brown will sit for Mr. Palinsky who is absent.

Application #8-14, William & Elizabeth Davis - 7 Princeton Ave. – Block 21, Lot 12 – Elevation & Alteration of Non-Conforming Use

The property is located on the north side of Princeton Ave. approximately 500 ft. east of Rte. 35 North in the Residential District A and contains 5,000 sq. ft. The site contains a 1 ½ story frame single family dwelling on the front of the property and a 2 (two) story family dwelling in the rear of the property. Applicant is proposing to elevate the existing front dwelling with alterations to the interior 2nd floor of the dwelling and the roof. The applicant is proposing to elevate the existing front dwelling with alterations to the interior 2nd floor of the dwelling and the roof. The applicant is also proposing to modify the rear dwelling from a two family dwelling to a single family dwelling. Ben Montenegro, applicant's attorney, introduced himself and outlined the nature of the application. He pointed out that this application proposes to convert the rear house from a two-family to a one-family dwelling.

The Board determined that this new application was substantially different from the previous one which was denied in December, 2013.

Mr. Anthony Church, Architect, of 38 Washington Street, West Orange, NJ, was sworn in, and his credentials were accepted by the Board.

It was determined that the number of bedrooms in the front dwelling is three (3) and will remain; and the number of bedrooms in the rear dwelling is four (4) and will remain. It was also confirmed that there will be no change to the location of the rear building and no change in the footprint.

Mr. Howard asked about the entrance and exit points for the rear building, which brought up a discussion about the proposed spiral staircase where the 2nd floor kitchen used to be.

At this time, it was noted that a revised Plot Plan was submitted directly to the Board Engineer by the applicant's attorney and the written review of the new plan was just received on March 27, 2014. The Board secretary handed out the new plan and the Engineer's Review letter to the Board members.

Mr. Church testified that the proposed porch complies with Borough Code. He then proceeded to outline the restructuring of the rear building. At this time it was determined that there will be no heat and no central air conditioning in this dwelling. The air conditioning will be window units.

Mr. Caesar Alvarez of ERS General Contracting, 999 New Duran Rd., Edison, NJ was sworn in and continued the description of the upstairs renovation. At this time Mr. Howard pointed out that the proposed plan incorrectly showed the door swinging out and not in. The applicant's attorney agreed to correct the plan.

The issue of parking was addressed, and it was agreed that the plans will be revised to show the appropriate parking.

Mrs. Zaccaria asked if the rear house will be used as a rental; and the answer was affirmative.

Mr. Calderaro asked that there be matching siding for both the front and rear houses; to which the applicants agreed.

Mrs. Zaccaria questioned whether there is an outdoor shower; to which Mr. Alvarez testified that there is none at present there is none proposed.

Mr. Montenegro testified to the fact that there would be only one curb cut.

Mr. Howard opened the meeting for public comment at approximately 8:30 p.m. Hearing none, the public portion of the meeting was closed.

Mr. Parlow suggested that the proposed porch be labeled as an "open porch" and referenced as such in the resolution.

At this point, Mr. Montenegro asked the Board to delay the final vote to the next meeting, which is scheduled for April 10, 2014.

On a motion made by Mrs. Brown, seconded by Mr. Calderaro, the Board voted unanimously to postpone voting on this application to the April 10, 2014, meeting.

Mr. Howard called a five minute recess at approximately 8:55 p.m.

The hearing was called to order at 9:00 p.m.

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

T. Brady, Esq. – present

Application #6-14, Timothy E. Ryan Home for Funerals – 706 Grand Central Ave. – Block 34.01, Lot 4.01 – Non-Conforming Lot

The site is located on the northwest corner of Grand Central Ave. and Vance Ave. in the B-2 Downtown Business District and contains 3,250 sq. ft. The lot contains a two story masonry and frame building. The applicant is proposing to renovate and repair the first floor funeral parlor and expand the second story residential apartment above the funeral parlor including a second story covered porch.

Edward F. Liston, Jr., the applicant's attorney introduced himself and summarized the nature of the application explaining that the applicant is seeking a bulk variance as a result of the improvements which need to be made.

Robert Romano from Ernst, Ernst & Lissenden Consulting Engineers of Toms River, was sworn in and his credentials as a licensed engineer were accepted by the Board. Mr. Romano described the current property and the proposed changes pointing out that there is no change or expansion to the current footprint.

Mr. Liston further testified that the applicant is proposing to renovate the second floor apartment.

After a discussion regarding the lack of off-street parking, several suggestions were made in order to accommodate one car.

It was also determined that the resolution clearly state that the pitch of the proposed roof shall not exceed the current Borough height measurement.

Mr. Howard opened the meeting for public comment at approximately 9:30 p.m.; and having none, the public portion was closed at 9:31 p.m.

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

Open Discussion:

Mr. Howard informed the Board that he and Mr. Brady are working on a letter to send to the State Legislature concerning illegal subdivisions by creating condominiums.

Mr. Howard explained that once the letter is complete, the Mayor and Council will pass a resolution in support of it.

It was decided that a copy would be sent to the Board Members via e-mail for their information.

Adjourn:

A motion to adjourn was made by Mrs. Brown, seconded by Mrs. Zaccaria with all present voting in favor. The meeting was adjourned at approximately 9:45 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary