

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING
OF THE PLANNING BOARD
Wednesday, February 4, 2015 – 6:45 P.M.**

Chairman Howard presiding

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

Barbara Brown - present
Vincent Marino - present

Terry F. Brady - present

Flag Salute: Chairman Howard

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Workshop meeting of February 4, 2015. 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

New Business:

- After reviewing the Staff Contact List, specific changes and additions will be made.
- Mr. Howard questioned if the 2015 Budget Legal Services line item will be sufficient. Mr. Parlow will review with Mr. Brady.
- Mr. Howard told the members that he attended a meeting with Borough officials and Jennifer Beahm of CME Associates. Mr. Parlow mentioned that Ms. Beahm offered to meet with the Planning Board. CME Associates is the Consulting Firm that will be contracted to assist with the Borough's Master Plan.
- Since no pretrial date has been set, Mr. Brady will postpone any discussion of the Marcelli litigation.

Resolutions Memorialized:

N/A

Review & Approval of Minutes:

A motion was made by Mr. Palinsky to approve the minutes of the January 7, 2015, meeting seconded by Mr. Zylinski with all present voting in favor.

Correspondence:

N/A

Public Hearing:

Mrs. Brown will sit for Mrs. Zaccaria who is absent.

Application # 23-14, 201 Haddonfield Ave. – Albert & Audrey Hughes – Block 1114, Lot 30 – Elevate & Rebuild Non-conforming Use

The property is located on the northwest corner of Haddonfield Ave. and Rte. 35 south in Residential District C. The property contains 8,950 sq. ft. with a two story, two-family dwelling in the front of the property and a one story, single family dwelling in the rear of the property. The applicant is proposing to demolish the rear dwelling that was damaged in super storm Sandy and construct a one story, single family dwelling elevated to a finished floor of 14.26 (AE-7). The existing dwelling is 645 sq. ft. in area, and the proposed dwelling is 691 sq. ft. which is an increase of 46 sq. ft.

Mr. Cataline recused himself from hearing this application since he received notice as a Property Owner within 200 ft. Mr. Marino will sit for Mr. Cataline.

Mrs. Donato, applicants' attorney, introduced the homeowner. Albert J. Hughes of 61 Bernard Drive, Basking Ridge, NJ, was sworn in as the owner of 201 Haddonfield Ave.

Mr. Hughes testified that he purchased the property in 2000 as a summer residence. He also answered questions regarding the discrepancies between the plot plan and the tax map.

The following exhibits were presented:

- A-1: Letter determining Substantial Damage to rear dwelling
- A-2: A series of photographs of the current property
- A-3: Existing survey with existing properties outlined in red
- A-4: Enlarged photograph of the existing rear dwelling
- A-5: Enlarged photograph of Plot Plan
- A-6: View of front and rear elevation
- A-7: Parking diagram

Mr. Hughes confirmed that the property contains three dwellings.

There was discussion regarding:

- Flood damage to front house
- Raising existing rear dwelling compared to demolishing and rebuilding
- Shrinking the size of the proposed expansion
- Removing ground level deck
- Reducing overall ground coverage

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

The applicant asked for a continuance to the March 4, 2015, meeting. Revised plans will be submitted for second engineer's review. Mrs. Brown voted to approve the continuance, seconded by Mr. Marino with all present voting in favor. All exhibits noted above are being held by Mrs. Donato.

Application #25-14, 10 Haddonfield Ave. – E. Patrick & Kristene Caughey – Block 956, Lot 15 – Second story addition with variances (bulk)

The property is located on the south side of Haddonfield Ave. approximately 472 linear feet east of Route 35 northbound in Residential District C. The property contains 4,000 sq. ft. with a one story single family dwelling. The applicant is proposing to construct a second story addition with alterations to the interior of the first floor.

Mrs. Donato, applicants' attorney, introduced the homeowner. Edward Patrick Caughey of 367 Washington Ave., Rutherford, NJ, was sworn in.

Mr. Caughey testified that he purchased the property at 10 Haddonfield Ave. in August 2014.

The following exhibits were presented:

- A-1: A three-page set of photographs showing existing property and neighboring properties
- A-2: Photocopies of print-outs referencing prior applications

There was discussion regarding:

- Changing the design from cantilevered to flush
- Maintaining current set-back
- Removal of shed and patio blocks
- Number of bedrooms from 2 to 3

The Chairman opened the hearing for public comment at approximately 9:25 p.m.

The following homeowners testified in favor of the application:

Francis & Margaret Rutledge of 9 Haddonfield Ave.

The public portion of the meeting was closed at approximately 9:27 p.m.

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

Mr. Sauer and Ms. Filippone left the meeting since they were not eligible to vote on the proceeding applications.

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

Barbara Brown - present
Vincent Marino - present

Terry F. Brady - present

Application #24-14, 602 Grand Central Ave. – Daniel & Kathleen Misdea – Block 33.01, Lot 2 – Minor Site Plan (use)

The site is located on the west side of Grand Central Ave., approximately 60 ft. south of President Ave. in the B-2 Downtown Business District. The site contains 5,000 sq. ft. and is currently vacant with the exception of a concrete pad that covers roughly 3,800 sq. ft. the applicant is proposing to construct and operate a miniature golf course with an 8' X 18' office located in the southeast corner of the property.

Mr. Randy Pearce, Pearce Law, L.L.C., Hackensack, NJ, applicants' attorney, was sworn in. Mr. Pearce testified that the Misdea's are the contract purchasers of 602 Grand Central; and the reason for the application was that there is nothing specific in the Borough's Zoning Ordinances pertaining to constructing a miniature golf course in the business zone.

Mr. Daniel Misdea of 27 Tulsa Ave., Metuchen, NJ, was sworn in as the contracted purchaser.

There was discussion regarding the following:

- Buffer zone materials
- Height of lighting pole
- Office size 8 x 8
- Hours of operation
- Restrooms
- Management of golf course
- Placement of waiting area and bicycle racks
- Low voltage lighting on the course
- Fencing

The Chairman opened the hearing for public comment at approximately 10:05 p.m.

Homeowners opposed to the application citing privacy issues, noise level, flying golf balls, rowdiness, brightness of lighting, and parking:

- Daniel D'Andrea, 101A Reese Ave.
- Nancy & Edward Laskowski, 101 Reese Ave.
- John Steffen, 100 President Ave.

Mr. Stephen Parker, Parker Engineering & Surveying, Sommerville, NJ, was sworn in and attempted to allay some of the above concerns by explaining the lighting design. Mr. Pearce also addressed the issue of privacy and safety by increasing the height of the trees.

The public portion of the meeting was closed at approximately 10:25 p.m.

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

Adjourn:

A motion to adjourn the meeting was made by Mr. Zylinski, seconded by Mrs. Brown with all present voting in favor. The meeting was adjourned at approximately 10:50 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary