

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, March 4, 2015**

Chairman Howard presiding

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

Barbara Brown - present
Vincent Marino - absent

Terry F. Brady - present

Flag Salute: Chairman Howard

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of March 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, temporarily located in Trailer #1 at 125 Washington Ave., filed with the Borough Clerk, and supplied to the Ocean Star, one of the official Borough newspapers.

Resolutions to be Memorialized:

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 - denial

Review and Adoption of Minutes:

A motion was made by Mr. Parlow, seconded by Mrs. Brown to approve the minutes of the February 18, 2015 meeting with the changes noted. All present voted in favor.

Approval of the February 18, 2015, Closed Session minutes will be postponed to the April 1, 2015 meeting.

Public Hearing:

A vote to allow the continuance of Application #23-14, Albert & Audrey Hughes, 201 Haddonfield Ave., Block 1114, Lot 30, to the April 1, 2015 meeting was requested. Mr. Parlow moved to carry the application, seconded by Mr. Zylinski with all eligible voting in favor.

Application #1-15, James & Frances Craig, 106A Princeton Ave. - Block 48.01, Lot 11.01 - elevate and rebuild non-conforming use

The property is located on the south side of Princeton Ave. approximately 84 LF east of Route 35 southbound in the Residential District A and contains 5,000 sq. ft. The site contains two condominium units: Unit A, a one-story dwelling and Unit B, a one-story dwelling. The applicants are proposing to demolish Unit A, which was damaged in super storm Sandy and construct a new elevated one-story dwelling.

Michele Donato, applicants' attorney, outlined the details of the new application. Mrs. Donato introduced Andrew Thomas, Licensed Professional Planner, to discuss Mr. O'Donnell's review letter dated January 30, 2015.

Andrew Thomas, PO Box 363, Brielle, was sworn in and presented his credentials which were accepted by the Board.

The following exhibits were submitted:

- A - 1: Substantially damaged letter from the Borough dated October 20, 2013
- A -2: Property Record Card

Mr. Thomas testified that the Craig's were seeking a D-2 variance and that the proposed reconstruction will meet the new FEMA requirements. He proceeded to describe the proposed new construction:

- Previously 2 bedrooms, and 2 bedrooms are proposed
- Raised outdoor shower with stairway
- Interior stairway in the garage
- Additional 57 sq. ft. to square off the structure
- Lot coverage was 1,484 sq. ft., and 1,643 sq. ft. is proposed - an addition of 156 sq. ft. representing the stairways and the southeast corner cut out
- New construction will be compliant with side yard set-back requirements
- Exterior finish to match Unit B
- One car garage with parking in rear of house for second car

Mr. James M. Craig, 106A Princeton Ave., Lavallette, was sworn in to address questions regarding Unit B. He explained that Unit B was also substantially damaged from the hurricane, and the owners are planning to do a similar rebuild.

The meeting was opened for public comment at approximately 7:45 p.m. Hearing none, the public portion of the meeting was closed.

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

Application #2-15, Clarissa & Gregg Sakowicz, 219 Newark Ave. - Block 964, Lot 21 - addition to single-family dwelling in front yard set-back

The property is located on Newark Ave. approximately 82 LF east of Sturgis Rd. in the Residential District B and contains 5,824 sq. ft. The site contains a two-story, single family dwelling.

The foundation and architectural plans show the house to be elevated from existing finished floor elevation 4.0 (+/1) to elevation 11.5 (+/1). A two (2) car garage is shown under the elevated house on the west side. The plans also depict an 8 ft. by 40 ft. covered porch on the front of the house. It is our understanding that the house has been elevated with the two (2) car garage already constructed and that this application pertains only to the covered porch which is partially constructed.

Mr. Zylinski and Mr. Calderaro were recused. Mrs. Brown will sit for Mr. Zylinski.

Clarissa Sakowitz of 219 Newark Ave., was sworn in and introduced herself and her husband Gregg. Mrs. Sakowitz testified that she, her husband, and their three children are permanent residents.

Mr. Howard questioned Mrs. Sakowitz as to whether the shed was there before they purchased the house. She answered that they built it. Mr. Howard then pointed out that they will need a variance for the shed also since it was too close to the house.

Mr. Parlow asked if the porch had already been built. Mrs. Sakowitz said that it had and apparently there was a miscommunication in the Building Department. Mr. Howard commented that part of the reason for this application is to make legal what has already been done.

Mr. Palinsky questioned Item 2 on page 3 of Mr. O'Donnell's engineer review. Mr. Howard pointed out that the review was incorrect and that a curb cut of up to 20 ft. is allowed.

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

A motion to approve this application, with the additional variance for the shed, was made by Mrs. Brown, seconded by Mr. Cataline. Roll call vote: Brown, yes; Cataline, yes; Sauer, yes; Palinsky, yes; Zaccaria, yes; Parlow, yes; Howard, yes.

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 8:05 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary