

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, September 16, 2015**

Chairman Howard presiding

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

Barbara Brown - present  
Vincent Marino - present

Terry F. Brady – present  
M. O'Donnell – present

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular meeting of September 16, 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:**

N/A

**Review and Adoption of Minutes:**

A motion was made by Chairman Howard to accept the minutes of the August 5, 2015, Board meeting. All who were present at the meeting voted in favor.

**New Business:**

Chairman Howard welcomed Mike O'Donnell, Planning Board Engineer, to the meeting and explained that his presence at application hearings is a new addition to our procedures.

**Public Hearing:**

Mrs. Brown will sit for Mrs. Zaccaria, and Mr. Marino will sit for Mr. Cataline who were absent this evening.

**Application # 8-15, Robert & Monique Doidge, 6 White Ave. – Block 3, Lot 9 – Addition to a Non-conforming Use – adjourned from the August 19, 2015**

The Board Secretary read a letter dated September 15, 2015, from Christopher B. Healy of Bathgate, Wegener & Wolf, and applicants' attorney. The letter requested an adjournment to next month's hearing without additional notices. A motion was made by Mr. Parlow, seconded by Mr. Zylinski to grant the adjournment to the October 21, 2015, meeting.

**Application # 9-15, Peter & Laura Frampton, 103 Camden Ave. – Block 37.01, Lot 8 – Reconstruction on a Non-conforming Lot**

The property is located on the north side of Camden Ave. approximately 167 feet west of Route 35 Northbound in Residential District A. The property contains 3,300 sq. ft. with a two story frame dwelling, and a two car detached garage. The applicant is proposing to convert the existing first floor of the existing dwelling into a two car garage and rebuild a two story, single family dwelling above including a 459 sq. ft. addition.

Louis A. Felicetta, Esq., gave testimony on behalf of his clients regarding the issue of *res judicata*. In his opinion, this is a much different application from the first; i.e., it is eliminating all the previously requested variances. He also pointed out that this is a structure variance, not a use variance and that all elements will remain based on what currently exists; no new variances have been created. After Mr. Felicetta delineated the differences and after Mr. Brady reiterated the *res judicata* conditions, a motion was made by Mr. Parlow, seconded by Mrs. Brown, to allow the application to be heard. Roll vote: Parlow, yes; Brown, yes; Filippone, yes; Palinsky, yes; Calderaro, yes; Zylinski, yes; Marino, yes; Howard, yes.

Arthur Francis Margiotta of 1605 Grand Central Ave., Lavallette, architect for the applicants, presented his credentials to the Board which were accepted. He was sworn in and gave testimony describing the proposed changes:

- Raise structure utilizing the existing first floor as a two-car garage
- 459 sq. ft. addition in the rear of the property
- Create four bedrooms, 3 baths: existing three bedrooms, 2 baths
- Create 3 off-street parking spaces
- Remove existing garage

Mr. Margiotta gave an overview of the neighboring properties; citing that 8 out of 30 are not compliant with the side yard setbacks. He also verified that the proposed addition will be within the existing width of the structure.

Other issues:

- Height of the garage is sufficient for any vehicle, i.e., trucks – Mr. Brady suggested that a condition of the resolution will state that no off-street parking variance has been requested and none granted.
- 20 foot curb cut is permitted
- Internal stairs and elevator proposed
- Applicant will submit plans showing rear and side views
- Use of additional space: Peter Frampton, 103 Camden Ave., Lavallette, was sworn in and testified that since the proposed structure will not have an attic and since there will be no extra space in the garage, the proposed addition will be used for storage.
- Placement of mechanicals: Art Margiotta testified that they will be placed on the roof in the

- rear of the house – the Board suggested a cut-out in the roof
- Reduce addition by 5.6 feet, bringing structure coverage to 38%

At approximately 9:10 p.m. the meeting was open for public comments; hearing none the public portion was closed.

A motion to approve the application with the outlined conditions was made by Mrs. Filippone, seconded by Mr. Calderaro. Roll call: Filippone, yes; Calderaro, yes; Palinsky, yes; Zylinski, yes; Parlow, yes; Brown, yes; Marino, yes; Howard, yes.

**Adjourn:**

A motion to adjourn was made by Mr. Zylinski, seconded by Mrs. Brown with all present voting in favor. The Regular meeting was adjourned at approximately 9:20 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary