

**AMENDED MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, February 17, 2016 – 7:00 P.M.**

Chairman Lionel Howard presiding

Roll Call: Lionel Howard, Chairman - present
William Zylinski, Vice Chairman - present
Walter LaCicero - absent
Joanne Filippone - present
Joseph Palinsky - absent
Len Calderaro - present
Jack Sauer - absent
Anthony Cataline - present
Christopher Parlow - present

Barbara Brown - present
Vincent Marino - present

Terry F. Brady – present
Mike O'Donnell - present

Flag Salute: Chairman Howard

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of February 17, 2016. 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 were posted on the bulletin board located in the Borough Hall, filed with the Borough Clerk, and supplied to the official Borough newspapers.

New Business:

The Board approved Mr. Brady's "Helpful Hints" for pro se applicants.

Resolutions Memorialized:

N/A

Review & Approval of Minutes:

A motion was made by Mrs. Filippone to accept the minutes of the February 3, 2016, meeting, seconded by Mr. Cataline with all present at that meeting voting in favor.

Public Hearing:

Mrs. Brown will sit for Mr. Palinsky and Mr. Marino will sit for Mr. Sauer.

Application # 12-15, James & Rosemarie Tuscano, 222 & 226 Bryn Mawr Ave., Block 1115, Lots 11 & 13 – Minor Subdivision

Michele Donato, Esq., applicants' attorney, gave testimony explaining the 2012 Tuscano/Mattos Application and updated the Board regarding the current ownership of Lots 11 & 13. Mrs. Donato testified that the applicants were seeking to subdivide two lots into three thus creating a lot in between the two current residences. The applicants are also seeking a structure coverage variance for Lot 13.

Mr. James Tuscano, 224 Satterthwaite Ave., Nutley, NJ, was sworn in as the owner of both properties. Mr. Toscano pointed out the changes to be made in order to make the lots conform; and agreed to comply with:

- removal of structure encroachments into setbacks
- definitive side yard setbacks for new Lot 12.01

Mr. Tuscano introduced his engineer, Andrew Stockton, of Eastern Civil Engineering, LLC, 31 Grand Tour, Highlands, NJ. The Board accepted Mr. Stockton's credentials, and he proceeded to give an overview of the properties. He further testified that this subdivision meets all positive criteria requirements.

The Chairman opened the hearing to the public at approximately 8:03 p.m.

Andrea Barzinski, giving her address as 236 Bryn Mawr Ave., had some questions regarding when the applicants would be demolishing some of the existing structures. Mr. Toscano answered that the encroaching structures would be removed prior to filing for the subdivision.

At this point, Mrs. Donato requested the Board's approval to extend the time for the filing of the subdivision deed for an additional 180 days.

The public portion of the hearing was closed at approximately 8:18 p.m.

Mr. Howard questioned whether these properties were substantially damaged in super storm Sandy; and if so, owners would be required to elevate the existing homes. Mrs. Donato assured the Board that if there was substantial damage, the applicants would do whatever needs to be done.

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

Application # 2-16, Giant Realty, LLC, Block 21, Lots 1 through 6 – Major Subdivision

Philip Mylod, applicant's attorney, introduced Greg and Kevin Liccardi, principals of Giant Realty. He gave an overview of the variances being sought and introduced Thomas Muller, applicant's engineer.

Mr. Thomas Muller, Professional Engineer for Dynamics Engineering, was sworn in and presented his credentials, which were accepted by the Board Chairman.

Mr. Muller entered the following exhibits:

- A-1: Aerial view of the undeveloped beachfront
- A-2: Site Plan Rendering dated 2/17/16

Mr. Muller described the subdivision as converting 6 existing lots into 4 separate lots. He further stated that the variances being sought are for curb cuts and lot frontage.

Mr. Muller testified that CAFRA Permits had already been obtained.

There was discussion regarding:

- Reduction of curb cut
- Height of trees to be used as buffer
- Placement of utility and service easements

The Chairman asked about the timing of the project.

Gregory Liccardi, managing partner of Giant Realty, LLC, of 3 Springcroft Rd., Cedar Knolls, NJ, answered that there is no definite timeline.

Chairman Howard opened the meeting for public comment at approximately 9:27 p.m.

Andrew Feranda of 3 ½ Princeton Ave., Lavallette, had some questions regarding the project:

- old curb cuts – will be closed up
- maintenance of trees
- type of homes to be built – will be up to individual buyer
- seawalls – not part of the sub division

The public portion of the meeting was closed at approximately 9:43 p.m.

A motion to approve this application with conditions was made by Mr. Calderaro, seconded by Mrs. Filippone. Roll Call Vote: Calderaro, yes; Filippone, yes; Zylinski, yes; Cataline, yes; Parlow, yes; Brown, yes; Marino, abstain; Howard, yes.

Adjourn:

A motion to adjourn the meeting was made by Mr. Zylinski, seconded by Mr. Cataline with all present voting in favor. The meeting was adjourned at approximately 9:50 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary