

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING
OF THE PLANNING BOARD
Wednesday, April 6, 2016 – 6:45 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 - present
Len Calderaro - present
Jack Sauer - absent
Anthony Cataline - present
Christopher Parlow - absent

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 Workshop meeting of April 6, 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 secretary gave a brief explanation of the Coastal Zone Management Pilot Project and Coastal Resilience Planning meeting. The next meeting is planned for Friday, April 15, and Mr. Zylinski volunteered to attend as the representative of the Planning Board.

Resolutions Memorialized:

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

Application # 3-16, Melissa & Bill Latierno, 206 Oceanfront, Block 3, Lot 4 – Addition with variances – approved with conditions

Review & Approval of Minutes:

A motion was made by Mr. Zylinski to accept the amended minutes of the February 17, 2016, meeting, seconded by Mrs. Brown with all present at that meeting voting in favor.

A motion was made by Mrs. Brown to accept the minutes of the March 16, 2016, meeting, seconded by Mr. Zylinski with all present at that meeting voting in favor.

Chairman Howard suggested a change to our Variance Application Checklist. A motion was made by Mr. Palinsky, seconded by Mr. Zylinski with all Board members present voting in favor. The Board secretary will make the noted changes.

Discussion:

Members began a discussion of Mr. Howard's list of additional suggestions for the Master Plan. At approximately 7 p.m., Members turned their attention to the Public Hearing portion of the meeting.

Public Hearing:

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

Application # 10-15, Ian & Anthony Inverno, 129 Elizabeth Ave., Block 61, Lot 12 – Demolish & Reconstruct with variances

Mrs. Donato, applicants' attorney, introduced Ian Inverno who was sworn in and gave testimony regarding the proposed construction. Mrs. Donato had copies of revised plans without the decks if the Board so required.

Gregory Waga of Waga Enterprises Architects, LLC, 2109 St. George Ave., Rahway, NJ, was sworn in and presented his credentials which were accepted by the Chairman.

After reviewing the Engineer's Review Letter and hearing the architect's testimony, some Board members expressed their opinion that they would like to see the new structure conform to our zoning ordinances.

Chairman Howard opened the meeting for public comment at approximately 8:15 p.m.

The following residents testified against the application:

- John Borowski, 136 Princeton Ave.
- William Devree, 138 Princeton Ave.
- Ken Jones, 132 Princeton Ave.

The meeting was closed to the public at approximately 8:18 p.m.

Mrs. Donato informed the Board that the applicant wished to withdraw this application.

Application # 4-16, Charles & Bernadette Meyer, 1101 Bay Blvd., Block 38.02, Lot 34 – Elevate & Rebuild Non-conforming Use

Mrs. Donato, applicants' attorney, gave testimony regarding the nature of the application and submitted the following Exhibits:

- A-1: Photographs of the rear cottage before and after renovation
- A-2: Photographs of existing rendering of the property

Mr. Kenneth Kraus of Kwiecinski and Associates, Architects, 35 Princeton Ave., Brick, NJ, was sworn in and answered the Board's questions regarding the proposed design. Mr. Kraus submitted the following Exhibit:

- A-3: Existing cupolas in the neighborhood

Mr. Andrew Thomas, PO Box 363, Brielle, NJ, Professional Planner for over 20 years, was sworn in and presented the positive criteria.

Chairman Howard opened the hearing to the public at approximately 9:30 p.m.

Patrick McKeever of 140 Ocean Bay Blvd. was sworn in and testified in favor of this application. For the record, it should be noted that Ocean Bay Blvd. is not in Lavallette.

The meeting was closed to the public at approximately 9:33 p.m.

A motion to approve the application with specific conditions regarding the cupola was made by Mr. Cataline, seconded by Mr. Calderaro. Roll call vote: Cataline, yes; Calderaro, yes; Palinsky, yes; Zylinski, yes; Brown, yes; Marino, yes; Howard, yes.

Discussion: Board members continued their discussion regarding the Chairman's Master Plan Suggestions, and the following decisions were made:

Paragraph 1: Revise Zoning Ordinance to make such facilities as schools, (both public and private, child and adult care centers, churches, quasi-public recreational facilities, gasoline and/or auto repair stations, multifamily dwellings (3 or more) and private clubs in both business districts as conditional uses.

Paragraph 3: We believe that consideration should be given to expansion of the B-2 Business District both north and south.

Adjourn:

A motion to adjourn the meeting was made by Mr. Zylinski, seconded by Mr. Palinsky with all present voting in favor. The meeting was adjourned at approximately 10:05 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary