

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, March 16, 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 - absent
Joseph Palinsky - absent
Len Calderaro - present
Jack Sauer - present
Anthony Cataline - absent
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 Regular meeting of March 16, 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:

Board

Resolutions Memorialized:

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

M. Donato, Esq., applicants' attorney, submitted an e-mail requesting a postponement to the April 6, 2016, meeting. Mr. Brady read the communication, and Mr. Marino moved, seconded by Mr. Zylinski to postpone the adoption of this resolution. All Board members present were in agreement.

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

P. Mylod, Esq., applicant's attorney, was present and agreed to the addition of Condition #10 in the resolution and rewording the paragraph immediately following. Mr. Calderaro moved, seconded by Mrs. Brown to adopt the resolution with those changes. All Board members present were in agreement.

Review & Approval of Minutes:

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

Public Hearing:

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

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

The property is located on the Oceanfront on the north side of Kerr Ave. in Residential District A. The property contains 5,000 sq. ft. with a two story single family dwelling. The applicant is proposing to construct a two story addition around a portion of the existing dwelling.

Melissa Latierno of 55 Deerfield Lane, Upper Saddle River, NJ, was sworn in as the owner of 206 Oceanfront and introduced her Architect, Joseph Donato of 14 Route 4 West, River Edge, NJ. The Board accepted Mr. Donato's credentials, and he was sworn in.

Mr. Donato reviewed the existing conditions on the property, the present and revised site plans dated January 6, 2016, and the architectural plans dated December 7, 2015. He further testified that the proposed work would eliminate a non-conforming structure and a current easement; and that the applicant is seeking relief from the rear yard setback requirement.

Mr. Donato addressed the issues mentioned in the Second Engineer's Review from O'Donnell Stanton:

- Shorten the proposed garage in order to eliminate the additional ground coverage
- Eliminate the proposed cupola so that no height variance is necessary
- Create an additional off-street parking space

There was further discussion about:

- Size of the proposed curb cut
- Relocating the air conditioning unit
- Attic height
- Garage access

Exhibits submitted:

- A-1: CAFRA permit of approval dated Feb. 23, 2016
- A-2: Google Maps photo of property – Kerr Ave. view
- A-3: Google Aerial Map of Kerr Ave. and Oceanfront

After a brief summation by Mr. Donato and Mrs. Latierno, the Chairman opened the hearing for public comment at approximately 8:30 p.m.

Michael York of Novins, York & Jacobus, 202 Main Street, Toms River, was representing Nancy Yewaisis, of 204 Oceanfront. Mr. York received confirmation from the applicant that the proposed depressed curb would not adversely affect the handicap parking space in any way.

The public portion of the hearing was closed at approximately 8:45 p.m.

A motion to approval this application with specific conditions was made by Mrs. Brown, seconded by Mr. Zylinski. Roll call vote: Brown, yes; Zylinski, yes; Calderaro, yes; Sauer, yes; Marino, yes; Howard, no.

Discussion: Chairman Howard canvassed the Members to establish a date to review the Master Plan draft with representatives from CME Associates. It was determined that the Board secretary would contact CME and request a meeting on April 20. Mr. Howard had a list of additional suggestions which will be forwarded to the members for their review.

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 9:12 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary