

**MINUTES  
BOROUGH OF LAVALLETTE  
SPECIAL MEETING  
OF THE PLANNING BOARD  
Thursday, June 9, 2016 – 7:00 P.M.**

Chairman Lionel Howard presiding

**Roll Call:** Lionel Howard, Chairman - present  
William Zylinski, Vice Chairman - present  
John Borowski - present  
Joanne Filippone - present  
Joseph Palinsky - present  
Len Calderaro - absent  
Jack Sauer - present  
Anthony Cataline - absent  
John Bennett – present

Barbara Brown - present  
Vincent Marino - present

Terry F. Brady – present

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Special meeting of June 9, 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.

**Flag Salute:** Chairman Howard

**New Business:**

N/A

**Resolutions Memorialized:**

N/A

**Review & Approval of Minutes:**

N/A

**Public Hearing:**

Master Plan - Chairman Howard's opening remarks

"Since 1955, the state of New Jersey has provided under the law the adoption of a Master Plan by the Planning Board of the municipality. The adoption of the Municipal Land Use Law in 1975 increased the importance of the Master Plan by requiring Zoning and other land use ordinances to

reflect the Plan. The Master Plan must be re-examined by the Board at least every 10 years and recommend appropriate changes to the governing body. Once the Planning Board adopts the plan after the public hearing, the Planning Board sends it to the governing body to consider and act on the recommendations. Tonight is your chance to comment, recommend or conversely object to the proposed plan. I have asked our Planner, Jim Clarkin, from CME Associates of Howell, NJ, to explain to you, the public, the contents and essence of the plan. After his presentation, you will all have an opportunity to ask questions or make your own comments or recommendations to the Board. Let me now introduce to you, James Clarkin.”

Mr. Clarkin briefly outlined how and where the information for the Master Plan came from and the process that got us to this point.

At approximately 7:10 p.m. Chairman Howard opened the meeting for public comment.

Clements Boyers, 20 Kerr Ave. was sworn in and expressed his idea of providing jitney services throughout our town so that residents could park their cars once and not have to move them again. Mr. Clarkin responded that there is a recommendation in the Master Plan regarding a jitney service, specifically page 22.

Patricia Marrone, 11 Elizabeth Ave. was sworn in and asked how the Borough would be implementing #2 under Goals and Objectives on page 27. Mr. Clarkin explained that the Master Plan doesn't go into specific detail. Mrs. Marrone identified herself as a member of the Beautification Committee and was, therefore, extremely interested in the responsibility for replacing trees. Chairman Howard explained that our goals and objectives recommendations will be given to the Council. Mr. Bennett explained that the streetscape along Route 35 was done by the Borough with the State's permission. There was specific reference to four dead pear trees along Route 35, and Mr. Bennett informed us that the Borough will be replacing them at this time. However, in the future this will be the property owner's responsibility and there will be a letter sent to the Lavallette Business Association to that affect.

Marlene Chamberlin of 401 Grand Central Ave. Unit B was sworn in and expressed her view that she would not be in favor of reducing the restrictions limiting the use of additional liquor licenses for the Borough.

Linda Pells of 401D Grand Central Ave. was sworn in and offered her support for Mrs. Chamberlin's viewpoint and also voiced her concern with the Borough's bike lane. Chairman Howard explained that it is on a State highway and, therefore, recommended that Ms. Pells send a letter to the State expressing her dissatisfaction. Mrs. Filippone said that there is a large bicycle lobby and police enforcement may bring about change.

Mrs. Filippone clarified that the Borough's liquor licenses are determined by population and that the Planning Board did not suggest changing the current ordinance.

Michael Vastola of 19 Bond Ave. was sworn in and asked if we could project future property taxes. Jim Clarkin told Mr. Vastola that the Master Plan does not address property taxes.

Chairman Howard clarified that property taxes are not one of the issues that the Master Plan addresses. Mr. Vastola continued to comment about reducing our taxes. Chairman Howard suggested that he contact the State Legislature since they are the only ones in the State that can do something about it.

Mrs. Filippone advised that our taxes are tied into services and remarked that property values in

Lavallette have not gone down.

Joseph Farfalla of 15 Bond Ave. was sworn in and asked the Board to refer back to the previous report done regarding the Borough liquor license policy.

Mrs. Marrone inquired about a third story deck, citing a property on Princeton Ave. Mr. Brady, Planning Board Attorney, replied that he has submitted a recommendation in the Master Plan to make that ordinance crystal clear.

Chris Chamberlin of 401 Grand Central, Unit B offered his opinion about not changing the current regulations on liquor licenses and that he is against the recommendation shown on page 18, Item 2 of the Master Plan. He also discussed the following:

- height restrictions
- expanding the business zone
- sea level rise projection
- suggestions for pedestrian crossings

The public portion of the meeting was closed at approximately 8:36 p.m.

The Board members had some suggestions/additions for the final version of the Master Plan:

- placing the names of the streets on the maps
- revising the wording on pg. 18, Item 2
- inserting "Police Department" on pg. 24 as being seriously damaged in Hurricane Sandy
- inserting an acknowledgement page with names of Planning Board

Mrs. Filippone suggested that Recommendation No. 2 on page 18 of the Master Plan Draft, encouraging additional liquor licenses for the Borough, be removed. Board Members agreed with Mr. Bennett's proposal to reword the recommendation.

James Clarkin took notes on the above and will incorporate them into the final version of the Plan.

A motion was made by Mrs. Filippone, seconded by Mr. Palinsky to adopt the Master Plan with the above recommendations. Roll call vote: Filippone, yes; Palinsky, yes; Borowski, yes; Zylinski, yes; Sauer, yes; Bennett, yes; Brown, yes; Marino, yes; Howard, yes.

**Adjourn:**

A motion to adjourn the meeting was made by Mr. Zylinski, seconded by Mrs. Filippone with all present voting in favor. The meeting was adjourned at approximately 9:05 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary