

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, AUGUST 2, 2017 – 7:00 P.M.**

Chairman Lionel Howard presiding

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

Barbara Brown –
Vincent Marino –

Terry F. Brady –
Michael O'Donnell –

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of August 2, 2017. 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 Planning Board Office, filed with the Borough Clerk, and supplied to the Asbury Park Press and the Ocean Star the official Borough newspapers.

Public Hearings:

Application # 3-17, Jacques Nadeau - 109 Pennsylvania Ave., Block 43.01, Lot 14 – Elevate and rebuild non-conforming use – **continued from the May 3 and the June 7 meetings.**

The Board secretary read an e-mail from Michele Donato requesting that the application be carried to the September 6, 2017, meeting and that the applicants waive the time limits for the Board to render the decision. A motion was made by Mrs. Brown, seconded by Mr. Palinsky to allow this application to be carried to the September 6, 2017, Planning Board meeting.

Application # 5-17, Robert & Monique Doidge – Six White Ave., Block 3, Lot 9 – bulk variances

The property is located on the south side of White Avenue approximately 550 ft. east of Route 35 North in Residential District A. The site contains 5,000 sq. ft. with a one and a half-story, single family dwelling currently being remodeled. The applicant originally received approval from the Lavallette Building Department to convert two dwellings into a single, one and a half-story dwelling with a 517-sq. ft. deck. The applicant is now proposing an in-ground swimming pool, converting the one and a half-story dwelling into a two-story dwelling and other modifications that require variances. **UPDATE: In an effort to reduce structure coverage, the applicant has removed the proposed deck and instead proposes a 471-sq. ft. paver patio.**

Christopher Healy of Bathgate, Wegener & Wolf, applicants' attorney, testified that his clients took note of the Board's concerns at the July 5 meeting and revised plans were sent which resulted in the July 26, 2017, engineer's review letter. Mr. Healy summarized the following revisions:

- withdrawal of variance request for the front yard
- removal of current paver patio to bring lot coverage within limits
- reconfiguration of proposed pool

The variances that the applicants are currently seeking are: structure coverage and height (.13 ft.)

Tim Lurie, PE, PP, CME at D. W. Smith Associates reviewed the Revised Plot Plan, which was marked as Exhibit A-4. In addition to the above revisions, Mr. Lurie pointed out that the property will be graded to allow proper run-off. He also answered questions regarding the placement of air conditioning condenser and pool equipment, and assured the Board that they would be relocated, if necessary, in accordance with set-back requirements.

There was further testimony regarding:

- lot coverage
- additional landings and stairs
- allowable height
- curb height
- parking space dimensions
- creating swales to redirect rain water
- use of pavers only around pool area

Chairman Howard opened the meeting for public comment at approximately 8:02 p.m.

Maria Barone, 4 White Avenue, asked where the pool equipment platform would be in relation to her home? Mr. Lurie answered, east side. Mrs. Barone also asked what the surface of the driveway between 4 White and 6 White Ave. would be made of? Mr. Lurie answered, gravel.

The public portion of the meeting was closed at 8:05 p.m.

There was further discussion by Board members regarding:

- the increased density on the property
- the breezeway
- structure coverage
- stairways and landings

Board members offered their opinions regarding the application---siting points both for and against:

- no undue hardships
- overdevelopment
- no addition of living space
- attempts to remedy problems
- curb cuts (one or two)

A motion to approve the application with existing curb cuts and other conditions was made by Mr. Sauer, seconded by Mr. Zylinski. Roll call vote: Sauer, yes; Zylinski, yes; Borowski, no; Filippone, no; Palinsky, yes; Calderaro, no; Cataline, yes; Bennett, no; Howard, no. The motion

was denied. A new motion to approve the application with one curb cut and other conditions was made by Mr. Sauer, seconded by Mr. Zylinski. Roll call vote: Sauer, yes; Zylinski, yes; Borowski, no; Filippone, no; Palinsky, yes; Calderaro, no; Cataline, yes; Bennett, no; Howard, no. The application was denied.

Review & Approval of Minutes:

After making a correction, a motion was made by Mr. Bennett, seconded by Mr. Borowski to approve the minutes of the July 5 meeting. All present at that meeting voted in favor.

Resolutions Memorialized:

N/A

New Business:

N/A

Discussion:

Mr. Calderaro asked if any progress has been made regarding the definition of “cabana.” Mrs. Filippone commented that if it is not specific in the code, and if there is no definition, it is not permitted.

Adjourn:

A motion to adjourn the meeting was made by Mrs. Brown, seconded by Mr. Palinsky with all members in favor. The meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary