

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, August 1, 2018 – 7:00 P.M.**

Chairman Zylinski presiding

**Flag Salute**

**Roll Call:** William Zylinski, Chairman – present  
Anthony Cataline, Vice Chairman – present  
Mayor Walter La Cicero – absent  
Joanne Filippone – present  
Robert Brice – absent  
Bobbie Brown – present  
Len Calderaro – present  
Joseph Palinsky – present  
Jack Sauer – present

Vincent Marino – present  
John Borowski – absent

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

**Public Notice Announcement:**

This is the Borough of Lavallette Regular Planning Board meeting of August 1, 2018. 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 was posted on the bulletin board located in the Borough Hall Planning Board office at 1306 Grand Central Ave., filed with the Borough Clerk, and supplied to the Ocean Star and the Asbury Park Press, the official Borough newspapers.

**Public Hearing:**

Mr. Marino will sit for Mr. Brice.

**Application 9-18: Paul Nigito, 226 Haddonfield Ave. – Block 1114, Lot 14 – Reconstruction with variances**

The property is located on the lagoon at the end of Haddonfield Ave. in Residential District C. The site contains 6,562 sq. ft. with a two-story, single-family dwelling. The applicant is proposing to demolish the existing dwelling and construct a new two-story, single-family dwelling elevated to comply with the FEMA minimum base flood elevation.

Lynne A. Dunn, Esq. of Hierung, Dupignac, Stanzione, Dunn & Beck, the applicant's attorney, introduced Paul Nigito, owner of 226 Haddonfield Ave. Mr. Nigito testified that the family has owned this property since 1983 when a new home was built. The home was damaged during hurricane Sandy in 2012.

When asked why it has taken him over five years to address the issue, he explained that there were family buy-out issues.

Ms. Dunn introduced Jim Matarazzo, A.I.A., of VJM Architecture, 589 Mantoloking Road, Brick, NJ. The Board accepted his credentials, and he was subsequently sworn in. Mr. Matarazzo reviewed the 3/29/18 Variance Plan, and the following issues were discussed:

- Increased front yard setback
- Off-street parking spaces
- Five-bedroom home, approximately 3,200 sq. ft. of living space
- Removal of existing ground level deck to be replaced with stones
- Proposed paver surface for driveway

Ms. Dunn stated that the proposed dwelling will eliminate the existing front yard, structure coverage and ground coverage non-conformities. Mike O'Donnell ascertained that the ground treatment for the open space under the house will be poured concrete.

Ms. Dunne introduced Allison Coffin with James W. Higgins Associates, 823 West Park Avenue, Ocean, NJ. The Board accepted her credentials as a Professional Planner. Ms. Coffin addressed the proofs connected with both C-1 and C-2 variances:

- The building envelope is significantly reduced due to the unique lot configuration
- New structure will meet all FEMA requirements
- Elimination of existing non-conformities

Mr. Calderaro asked Mr. Nigito that if the application is approved, when would he start work. He answered through Mr. Matarazzo that if the new building is approved, he will schedule demolition in September.

At approximately 7:35 p.m. Chairman Zylinkski opened the meeting for public comment.

The following residents gave their comments:

Freda Gerrish of 227 Haddonfield Ave.

Tom Giarrantana of 228 Haddonfield Ave.

The public portion of the hearing was closed at approximately 7:40 p.m.

Mr. Cataline wanted a further explanation of the proposed off-street parking. Mrs. Filippone commented that although the size of the driveway is not sufficient to park two cars, the opening under the house would be acceptable. It was established that there are no curb cuts on the street.

Mrs. Filippone wanted to point out that this is not a non-conforming lot, but in fact it is non-conforming due to the existing issues of non-compliance.

Mr. O'Donnell added that the resolution should state that the ground decks will be removed.

Mr. Cataline said that in his opinion, the applicant had satisfied the negative criteria. Mr. Marino noted that he was not comfortable with the parking set-up, and Mrs. Brown remarked that it was a great presentation.

A motion to approve the application was made by Mrs. Filippone, seconded by Mrs. Brown. Roll call vote: Filippone, yes; Brown, yes; Calderaro, yes; Cataline, yes; Palinsky, yes; Sauer, yes; Marino, yes; Zylinski, yes.

**Resolutions Memorialized:**

Application 7-18: Jay Bea Condominium Association, 1806 Grand Central Avenue – Block 34.01, Lot 4 – Elevate and Reconstruct Non-conforming Use – approved with conditions

**Review & Approval of Minutes:**

After requesting a correction on page 3, a motion was made by Mrs. Brown, seconded by Mr. Palinsky to approve the minutes of the July 11, 2018, meeting with all present at that meeting voting in favor.

**New Business:**

Mr. Brady conducted a one-hour Land Use Seminar on Land Use Liability. The Board Secretary will submit the attendance log to the Municipal Clerk for registration with the NJMEL (New Jersey Municipal Excess Liability Joint Insurance Fund).

**Correspondence:**

**Discussion:**

There was a question and answer period immediately following Mr. Brady's presentation.

**Adjourn:**

A motion to adjourn the meeting was made by Chairman Zylinski, seconded by Vice Chairman Cataline with all present voting in favor. The meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary