

**AGENDA**  
**BOROUGH OF LAVALLETTE**  
**WORKSHOP MEETING OF THE PLANNING BOARD**  
**Wednesday, December 6, 2017 - 7:00 p.m.**

Chairman Zylinski presiding

**Roll Call:** William Zylinski, Chairman –  
John Borowski –  
Joanne Filippone –  
Joseph Palinsky –  
Len Calderaro –  
Jack Sauer –  
Anthony Cataline –  
Barbara Brown –  
  
Vincent Marino –  
  
T. Brady, Esq. –  
M. O'Donnell –

**Flag Salute:** Chairman Zylinski

**Public Notice Announcement:**

This is the Borough of Lavallette Regular Planning Board meeting of December 6, 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 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 Asbury Park Press and the Ocean Star, the official Borough newspapers.

**Public Hearings:**

**Application # 7-17: CH Ventures, LLC & Neeti Kakar, 2000,2002, 2004, 2006 Ocean Front, Block 21, Lots 1 thru 4**

The site is located on the Oceanfront between Princeton and Jersey City Avenues. In May 2016, the Lavallette Planning Board approved a major subdivision (Application No. 5-16) creating four building lots measuring 50 feet in width by 150 feet in depth (7,500 sq. ft.) for the purposes of constructing a two-story, single-family dwelling on each lot. The approved subdivision also included: a 7.5-foot-wide tree planting easement along the western property line of each lot; an 18-foot-wide access and utility easement across lots 1 and 4 to provide access to interior Lots 2 and 3 with an 8-foot-wide utility easement across Lots 2 and 3.

The owners wish to relocate the tree planting easement from along the west property lines to along the east property lines, and to reduce the width of the access easement on Lots 1 and 4 from 18 ft. to 12 ft. and relocate the access easement and the utility easement along the west property lines. The Site Plan also indicates that the layout and size of the proposed driveways have changed.

**Correspondence: (on file in the Planning Board Office for your review)**

- Letter dated November 6, 2017, received on November 13 from Ocean County Soil Conservation providing notification that CH Ventures, Inc., Block 21, Lot 4, 2006 Ocean Front has been given certification of the soil erosion sediment control plan subject to specific conditions.
- Letter dated November 13, 2017, received on November 21 from Ocean County Soil Conservation providing notification that Maureen & Bob Mills (Mangan Mills Realty), Block 7, Lot 19, 16 President Avenue has been given certification of the soil erosion and sediment control plan subject to specific conditions.
- Letter received November 21, 2017, from Eastern States Environmental Associates, Inc. providing legal notification that an application will be submitted to the NJDEP for authorization to reconstruct the existing residential dwelling at 902 Ocean Front, Block 10, Lot 2.

**Review and Adoption of Minutes:**

Workshop meeting of November 15, 2017

**Resolutions to be Memorialized:**

N/A

**New Business:**

The Re-Organization Meeting is scheduled for January 3, 2018.

**Discussion:**

**Adjourn:**

On motion by \_\_\_\_\_, seconded by \_\_\_\_\_ the meeting was adjourned at \_\_\_\_\_ p.m.