

**MINUTES  
BOROUGH OF LAVALLETTE  
WORKSHOP MEETING OF THE PLANNING BOARD  
Thursday, May 21, 2009 – 7 P.M.**

Chairman Lionel Howard presiding.

**Roll Call:**

Vincent Marino, Designee of Mayor LaCicero -present  
Councilwoman Joanne Filippone, - present  
Lionel Howard, Chairman – present  
William Zylinski – Vice-Chairman - present  
Christopher Parlow, Borough Administrator - present  
Joseph Baginski, - present  
Rosangela Zaccaria - present  
Anthony Cataline - absent  
Len Calderaro - present

Joseph Palinsky - absent  
Barbara Brown – absent

Attorney: Terry F. Brady, Esq.

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board meeting of May 21, 2009. 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, filed with the Borough Clerk, and supplied to the Ocean Star one of the official newspapers.

**Flag Salute:**

Chairman Howard led the audience in the salute to the flag.

**Review and Approval of Minutes:**

The Board reviewed the minutes of the Regular Meeting of February 25, 2009.

On motion by Mrs. Filippone, seconded by Mrs. Zaccaria, the Minutes of the Workshop Meeting of April 8, 2009 were approved with one correction to the roll call. All present eligible to vote voting yes.

**New/Old Business:**

Chairman Howard spoke about having the Board Engineer attend meetings on applications that are difficult and technical, with the exception of simple applications. He stated most Boards have an engineer

present but that he and Mrs. Robertson could review applications and advise if it is necessary for the engineer to be present.

Mrs. Filippone stated if the attendant fee is out of escrow and no cost to the general taxpayers, she could support the concept.

Mr. Brady stated while it is true most Boards do have the engineer attend, and sometimes a planner but they are usually more complicated applications. Most applications in Lavallette do not engage a lot of issues or large development and he does not feel it necessary to have the engineer present on all applications, but there should be a uniform standard so escrow could be adjusted.

Mr. Calderaro asked about a potential problem with having the engineer on one case and not on another one. Mr. Brady responded none, the Ordinance permits it.

Mrs. Filippone asked if something could be set up stating in case of site plan, CAFRA, FEMA, or flood plain issues, additional escrow must be posted.

There was some discussion regarding the handling of escrow shortages and Mr. Parlow referred to the Ordinance covering same and the 20% reduction cutoff. The Board secretary stated that is the way it is handled presently and she sends letters to the applicant advising of the shortage.

Chairman Howard also addressed the matter of the Board changing or rearranging plans during the hearings and reminded that the Board is to vote on the application and plans in front of them.

There was a discussion regarding revising plans for applicants at the time of hearing. Mr. Parlow stated he felt that many applications had been improved by changes.

Mr. Brady stated there should be some reasons for approving or denying an application which also assists with the Resolution preparation. He further stated that the person who makes the motion should set forth some fact finding.

Chairman Howard distributed the proposed Ordinance for the B-1 and B-2 which was for discussion purposes. The Board reviewed each paragraph and discussed some changes. Chairman Howard explained his conclusions regarding the B-1 District and stated there were varied opinions on what the square footage should be.

Mr. Calderaro stated that when this was discussed with the business owners they all said the rents were too expensive so why not let the people or property owners do what they want to do. Mrs. Filippone responded that it would be harder to regulate vendors and would rather say the X amount of space is required as we do not want to encourage a flea market atmosphere.

Chairman Howard stated he would revise the proposed Ordinance in accordance with the Board's discussion and recommendations.

**Adjourn:**

On motion by Mrs. Filippone, seconded by Mr. Zylinski, with all in favor, the workshop meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Rosemary Robertson  
Secretary