

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING OF THE PLANNING BOARD
Wednesday, August 8, 2012 – 7 P.M.**

Chairman Howard presiding

Roll Call:

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

Joseph Palinsky - present
Barbara Brown - present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Workshop meeting of August 8, 2012. 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 salute to the flag.

Review & Approval of Minutes:

The Board reviewed the Minutes of the Regular Meeting of July 25, 2012.

A motion was made by Mrs. Filippone, seconded by Mr. Calderaro, to approve the minutes of the Regular Meeting of July 25, 2012. All present voting in favor.

New/Old Business:

The Board reviewed a draft of the pending Ordinance Amendment 2012-10 (1109).

Chairman Howard asked for comments. Mrs. Filippone began by mentioning the purpose of this ordinance is to provide ocean front properties with the opportunity to have an open porch and/or deck in the current yard setback. Mr. Parlow pointed out that the current setback requirements are very restrictive for these properties; they only allow for 35% lot coverage. Mr. Parlow said that the Mayor would like an ordinance that will allow the ocean front property owners to have decks.

The Board entered into a lengthy debate about whether or not to allow first floor decks and second floor decks to have roofs. Mrs. Filippone explained that she had taken the time to walk the Lavallette boardwalk and noticed that most of the existing open porches have partial roofs which helped to maintain the view. Mr. Parlow pointed out that it was the Mayor's opinion that if the property owner wanted a roof on either deck, they should go to the Planning Board. Mrs. Filippone questioned if the Planning Board would have the right to deny them. Mrs. Brown was of the opinion that the Board would have the right to deny the request. There was conversation about the substance to be used for the deck roof, and it was decided that the roof standards need to be more specific. In the end, the consensus was that no roof should be permitted on a second floor deck.

The Board suggested additional changes to the Ordinance draft which Mr. Parlow recorded.

Chairman Howard informed the Board members that we received a letter from Mrs. Donato withdrawing Application #1-12 for her clients, Carol & Michael A. Gasko, 2301 Oceanfront. Since there are no other pending applications, the August 22, 2012, Regular Meeting of the Planning Board will be cancelled.

Mr. Calderaro expressed an interest to continue discussions about several issues; i.e., 25 ft. set back on corner properties on West Point Island; site triangle obstructions on Route 35 North and Route 35 South; the possibility of a tree removal ordinance; and the current pedestrian crossings.

Mrs. Filippone asked if we could make our Zoning Officer aware of the site triangle situation and have him drive through town and to specifically check the intersection of Dickman Drive and Newark Ave. When Mr. Zylinski questioned whether or not this was a zoning issue or a police issue, Mrs. Filippone suggested that we start with zoning. Mrs. Filippone informed us that she had asked the Mayor to request that the State properly mark the yellow lines for pedestrian crossings.

Mr. Marino would like a future discussion about our fence ordinance, in particular, to be more specific about planting trees as fences.

Adjourn:

On motion made by Mr. Zylinski, and seconded by Mrs. Brown, with all voting in favor, the meeting was adjourned at 9:05 p.m.

Respectfully submitted

Joyce Deutsch, Secretary