

**MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING OF THE PLANNING BOARD
Wednesday, April 8, 2009 – 7 P.M.**

Chairman Lionel Howard presiding.

Roll Call:

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

Joseph Palinsky - present
Barbara Brown – present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board meeting of April 8, 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 M. Zylinski, seconded by Mr. Palinsky, the Minutes of the February 25, 2009 minutes were approved, with minor changes, by all present that were eligible to vote.

Resolution Memorialized:

Application No. 9-08, Robert & Margaret Astorino, 2 Elizabeth Ave., Block 23, Lot 5

On motion by Mr. Calderaro, seconded by Mr. Cataline, the Resolution granting expansion of a non-conforming use was approved with the following conditions: (1) No lot coverage is granted, and

applicant must comply with ordinance on lot coverage; (2) Applicant will revise plan to reflect that the front steps will not interfere with the 18 foot parking spaces, and to reflect the door to the outside shower; (3) the siding on the house in the rear must be the same as the siding on the front house; (4) applicant agrees and must remove the heating system from the rear dwelling before the issuance of a certificate of occupancy for the new construction; (5) the attic height shall be six (6) feet to the ridge with scuttle and there will be no stairs; (7) all the utilities will be located in the attic. On roll call: Mr. Calderaro, yes-, Mr. Cataline, yes-, Mrs. Zaccaria, yes-, Mr. Howard, yes.

New/Old Business:

Chairman Howard advised that Mr. Parlow suffered an injury and would not be in attendance. He reported that he did some research regarding other business district zone requirements and has found nothing with regard to revisions to the ordinances. He would like the Board to put down some thoughts as to what they want to do next. He feels the Master Plan should be revised first and the ordinance should reflect the requirements in the Master Plan and we should have definitions that clearly define what is intended.

Mrs. Filippone stated that we have an ordinance that says 2 uses per 50 x 100 foot lot, professional is a use, commercial is a use etc. We can restrict the square footage which is where the Board was headed and have a minimum of X feet as the set standard. She further felt there were only two buildings that may be affected, the movie house and Rite-Aid.

Mrs. Zaccaria stated it should be decided how many square feet it should be.

Chairman Howard stated that there are lots that could be developed in future and is it safe to assume it should be all retail or restaurant and the second floor office space or residential.

Mr. Zylinski asked why not retail on the second floor.

Mrs. Filippone stated it could state that if the second floor use is residential, it cannot be bigger than X number of square feet specs would have to be put in.

Mr. Calderaro stated he thought Mr. Howard stated it should be put in the Master Plan first.

Chairman Howard answered that is correct and if it is not suggested in the Master Plan, you cannot put it in the ordinance.

Mr. Calderaro stated he feels the Board needs input from Mr. Brady and Mr. Parlow to assist on this.

Everyone agreed. Mrs. Brown read a portion of the court decision on the movie theatre appeal which reflects the question of density.

There was discussion as to common bathrooms, storage areas, handicap accessible features, etc. and the question of new development as well as conversions

Adjourn:

On motion by Mr. Zylinski, seconded by Mrs. Zaccaria, with all in favor, the workshop portion of the meeting was adjourned at 8:12 p.m.

Respectfully submitted

Rosemary Robertson
Secretary