

**MINUTES**  
**BOROUGH OF LAVALLETTE**  
**WORKSHOP MEETING OF THE PLANNING BOARD**  
**Wednesday, October 13, 2010 – 7 P.M.**

Chairman 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 – present  
 Barbara Brown – present

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Workshop meeting of October 13, 2010. 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 dispensed with the flag salute.

**Review and Approval of Minutes:**

The Board reviewed the Minutes of the Regular Meeting of September 22, 2010.

On motion by Mrs. Zaccaria, seconded by Mrs. Filippone, the Minutes of the Regular Meeting of September 22, 2010 were approved. All present voting yes, with the exception of Mr. Baginski who was absent from that meeting and Mr. Parlow who had stepped out of the room.

**Review of Resolutions to be Memorialized:**

Application No. 3-10-Robert 7 Terriann Strang, 2004 Bay Blvd., Block 65, Lots 12, 12.01 and 13- Minor Subdivision

A motion was made by Mrs. Filippone, seconded by Mr. Palinsky, to approve the Resolution granting the minor subdivision for the premises 2004 Bay Blvd. On roll call: Mrs. Filippone, yes-, Mr. Palinsky, yes-, Mr. Calderaro, yes-, Mr. Zylinski, yes-, Mrs. Zaccaria, yes-, Mr. Parlow, yes-, Mr. Howard, yes. Motion carries.

Application No. 4-10, Edwin & Donna Gustafson, 1004 Oceanfront, Block 11, Lots 3.01 & 3.02

A motion was made by Mr. Parlow, seconded by Mrs. Zaccaria, to deny approval for the addition of a second story deck and to grant approval to permit the additions to the second floor with conditions and to convert the dwelling from a 2 unit condominium to a one family dwelling. On roll call: Mr. Parlow, yes-, Mrs. Zaccaria, yes-, Mr. Marino, yes-, Mrs. Filippone, yes-, Mr. Palinsky, yes-, Mr. Howard, yes. Motion carries.

**OLD/NEW BUSINESS:**

Chairman Howard brought up a property that was the subject of a past application before the Planning Board and asked the Construction Official and/or the Zoning Officer check what was approved by the applicant's construction permit as his own observation indicated a questionable construction of a deck that had not been approved by the Board. The Board Secretary will request the officials to check out the question.

The Board discussed all of the proposed changes, additions and corrections to the Zoning Ordinance as outlined in Mr. Parlow's memorandum. There was discussion about the kitchen definition and the allowance for outdoor cooking facilities that comply with all of the bulk requirements and that are not to be enclosed and without a roof in all residential districts and the B-1 zone.

There was also discussion about the removal of trees and the replanting etc. Mr. Parlow stated that some towns have Shade Tree Ordinances and when he is able he will look into it.

Mr. Parlow addressed Section 44 of the Code entitled "Oceanfront Construction" and is suggesting that the most eastern 30 foot section be added to the Zoning Ordinance under Section 90-24 to include the setback requirements for oceanfront construction that no building shall be constructed on the most easterly 30 feet of the lot. Mr. Parlow stated that originally back in the 70's, bulkheads and waterfront were put in the zoning ordinance and then later in the 70's the old minutes state it should be moved out of zoning as it dealt with construction of the bulkheads. He further stated that even the construction aspects of this section are outdated and need to be changed since we do not oversee bulkheads, they only go to CAFRA. Mr. Parlow stated it appears that no one is watching and there are no inspections and feels they should require construction permits.

After the final discussion, Mr. Parlow stated he will update the proposal as discussed and will present it to the Mayor and Council for adoption.

Workshop meeting adjourned at 8:40 p.m.

Respectfully submitted,

Rosemary Robertson  
Secretary