

**MINUTES  
BOROUGH OF LAVALLETTE  
WORKSHOP MEETING OF THE PLANNING BOARD  
Wednesday, June 8, 2011 – 7 P.M.**

The following Minutes were prepared by the Acting Secretary and only submitted for approval by the Board Secretary.

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, -present  
Len Calderaro - present  
Rosangela Zaccaria - present  
Anthony Cataline - present

Joseph Palinsky - present  
Barbara Brown – present

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Workshop meeting of June 8, 2011. 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 salute to the flag.

**Review & Approval of Minutes:**

None

**Review and Adoption of Resolution to be Memorialized:**

Application No. 9-10 Anthony and Susan Saggese, 121 Virginia Ave. Block 42.02, Lot 28

Mr. Howard: We have a resolution that we must approve and advertise.

Discussion: Item 4 – set back 3' rear and side

Motion to adopt moved by Joseph Baginski and seconded by William Zylinski.

Roll call: Mr. Baginski, yes, Mr. Zylinski, yes, Mr. Marino, abstain, Mrs. Filippone, abstain, Mr. Calderaro, yes, Mrs. Zaccaria, yes, Mr. Cataline, yes, Mr. Parlow, yes, Mr. Howard, yes. Motion carries.

Mr. Parlow states Donnelly will advertise.

(It was later established Mrs. Robertson had already sent the Resolution for publication)

**New/Old Business:**

Mr. Howard: There is not a definition for living space in the current Ordinance originally done in 1996. The 2005 addition is the final addition but did not address living space. The last article J under 301 says any word or term not interrupted or defined by this article shall be used to define by this article meaning common or standard uses. Discussion of a hallway to 3<sup>rd</sup> story deck as living space. Mr. Parlow recommends that the current code be reviewed to see which items are included. Mr. Howard says adopt it or modify it as you see fit. Discussion: The 6' ceiling and the access to the utilities and storage.

All agreed to state the space cannot not be used except for placement and access to the utilities and storage. Rule out the hall with access to an outside deck.

Sheds: Nobody builds their shed they purchase it. Purchased sheds have windows and our ordinance states there can't be a window. Mr. Howard: we should modify the ordinance to remove the restriction of a window. Discussion: Mr. Parlow reads the current Ordinance. Shed can have a window. Set back should be the same as a garage depending on the zone. Limit square footage to 100 sq. feet with a height restriction of 8 feet. It counts as lot coverage. Garage sq. feet is 200.

Outdoor kitchens: Discussion. Current Ord. states it must be open on 2 sides and can have a roof.

Garage: Should there be access to a garage. 90-24 add 4<sup>th</sup> provision must have vehicle access to garage from the street.

Maximum Ht of 30': Mr. Howard wrote the 30' ht but if the flood plain level required extra ht could be extended by 1' or 2' to whatever the required height would be. Mrs. Filippone states the ocean front is now required a 3' foundation ht. Mr. Baginski states the old ht restriction was 35' on oceanfront. Mrs. Filippone suggests write it as 30' above the flood plan according to the FEMA requirement. Mr. Parlow suggests that whatever Mr. Howard writes up should be reviewed by the Plan. Bd. Engineer, Attorney, and the Board.

Recap: vehicle access to a garage, ½ story no access to an outdoor deck, shed, building ht. above the FEMA requirement.

Discussion regarding the property North of Subway on Route 35 N/Grand Central is full of trash. Complaints must go through the Code Enforcement Office.

Discussion regarding the block on Grand Central B-2 Zone B&B, Martin's etc. needs to be done. \$130,000 per block.

**Adjourn:**

On motion made and seconded, with all voting in favor, the meeting was adjourned at 8:26 p.m

Respectfully submitted for approval,

Rosemary Robertson  
Secretary