

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Thursday, October 24, 2013 - 7 P.M.**

Chairman Howard presiding

Roll Call:

Mayor Walter LaCicero - absent
Councilwoman Joanne Filippone - present
Lionel Howard, Chairman - present
William Zylinski, Vice-Chairman - present
Christopher Parlow, Borough Administrator - absent
Rosangela Zaccaria - absent
Anthony Cataline - present
Len Calderaro - present
Joseph Palinsky - present

Barbara Brown – present
Vincent Marino – present

Terry Brady, Esq. - present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board meeting of October 24, 2013. 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 one of the official Borough newspapers, the Ocean Star.

Flag Salute: Chairman Howard

New Business:

The Board scheduled the continuation of the new height ordinance presentation for 6 p.m. on Thursday, November 14, 2013. Gary Royer, Borough Zoning Official will be the presenter.

Resolutions to be memorialized:

Application # 4-13, George & Karen Reinhardt, 101 New Brunswick Ave.,
Block 41.01, Lot 6 (approval of an expansion of non-conforming use with conditions)

Application #19-13, Wayne & Lisa Howell, 301 Bay Boulevard, Block 30.02, Lot 23
(approval for re-construction on a non-conforming lot with conditions)

Review & Approval of Minutes:

A motion was made by Mrs. Brown, seconded by Mr. Marino to accept the minutes of the October 10, 2013 Planning Board Meeting. All members present who attended the October 10 meeting voted in the affirmative.

PUBLIC MEETING

Mrs. Brown will sit for Mrs. Zaccaria who is absent. Mr. Marino will sit for Mr. Parlow who is absent. Mrs. Filippone left the meeting since she is not eligible to hear the applications.

Application #13-13, Phyllis & Anthony Lanza, 14 Trenton Avenue, Block 25, Lot 17 (elevate non-conforming use and alterations)

The property is located on the south side of Trenton Avenue approximately 350 feet east of Route 35 Southbound in the Residential District A and contains 5,000 square feet. The site contains a two (2) story, two (2) family dwelling. The Statement in Support of Application states that the house was damaged during super storm Sandy. The applicant is proposing to elevate the house to above the Base Flood Elevation (BFE). In addition, the garage is being converted to living space, the front deck is being removed and interior renovations to the first floor dwelling are proposed. The footprint of the house will not be increased as part of the renovations. In addition, the applicant has indicated that a shed that existed prior to super storm Sandy will be reconstructed in the same location.

Michele Donato, Esq., attorney for the applicant, briefly outlined the applicants' plan to convert the garage space into a more workable kitchen. The expansion would be approximately 264 sq. ft.

Anthony Lanza, 14 Trenton Ave., Lavallette, and 24 W. Entry Rd., Staten Island, NY, was sworn in and gave testimony that he purchased the Trenton Ave. home in 1989 as a two family. Mr. Lanza stated that he does not rent the second floor residence. He further testified that the house was purchased in its current condition with the exception of the outside shower which was added in 1990 and additional pavers.

Matthew Martin, PT, Scope Engineering, 463 Steuben Ave., Forked River, NJ, was sworn in and presented his credentials to the Board. Mr. Martin addressed questions from the Board regarding lot coverage calculations and the placement of A/C units.

Mr. Paul Jacobson, 71 Winan Place, Staten Island, NY, was sworn in and gave testimony as the builder for the applicants. Mrs. Donato asked him to describe the plans for the new kitchen. Mr. Jacobsen testified that all other proposed renovations were within the building envelope.

Questions were addressed regarding:

- Parking (4 off street spaces)
- Location of the shed
- Reduction of pavers with regard to ground coverage
- Second floor egress
- Stairs on east side of structure

Mr. Howard opened the public portion of this hearing at approximately 9:00 p.m.

Mr. Joe Alicino, 3 Dover Ave., Lavallette, was sworn in and asked about the type of foundation materials being used. The applicants' engineer answered that they will add to the existing block.

The public portion was closed at approximately 9:05 p.m.

After Mrs. Donato's summation, a motion was made by Mr. Calderaro, seconded by Mr. Cataline to approve the application with the noted conditions. Roll call vote: Calderaro, yes; Cataline, yes; Palinsky, yes; Zylinski, no; Brown, yes; Marino, yes; Howard, yes.

Application #18-13, Patricia Fox & Paul Tizik, Two Trenton Avenue, Block 25, Lot 5 (reconstruction of non-conforming use)

The property is located on the south side of Trenton Avenue approximately 650 feet east of Route 35 northbound (Grand Central Avenue) in the Residential District A. The property contains 5,000 square feet with a one story single family dwelling on the front of the property and a two story, two family dwelling on the rear of the property. The applicant is proposing to demolish the existing dwellings and reconstruct the damaged structures with a two story single family dwelling in the front of the property and a one story single family dwelling in the rear.

Allen MacDuffie, Esq., applicants' attorney, testified that the residence was purchased in 2004. He further stated that the applicants are reducing the current non-conformity from a three-family to a two-family dwelling. He also pointed out that the property is in the V-15 zone and there is a 10 ft. easement along the east side of the property.

Mr. Paul J. Tizik, Two Trenton Ave., Lavallette, was sworn in and introduced himself as the property owner giving a brief history of his ownership since 2004.

The following Exhibits were submitted by Mr. MacDuffie:

- A – 1: Plot layout of proposed dwelling
- A – 2: Structural layout of existing homes
- A – 3: Photos of existing neighboring dwellings
- A – 4: Borough map highlighting multi-family dwellings

Questions were addressed regarding:

- Position of spiral staircase
- Pitch of the roof
- Access to second story attic

Patricia Fox, Two Trenton Ave., Lavallette, also one of the applicants, was sworn in to explain access to the second story attic.

Mr. Howard opened the meeting for public comment at approximately 10:05 p.m.

Maureen Sullivan, Five Trenton Ave., was sworn in and testified in favor of the application.

Mary Ann Baginski, Three Trenton Ave., was sworn in and testified in favor of the application.

Ms. Peggy Korich, 20 Trenton Ave., was sworn in and testified in support of this application.

The public portion of the hearing was closed at approximately 10:07 p.m.

A motion was made by Mr. Zylinski, seconded by Mr. Palinsky to approve this application. Roll call vote: Zylinski, yes; Palinsky, yes; Calderaro, yes; Cataline, yes; Brown, yes; Marino, yes; Howard, yes.

Adjourn:

A motion was made by Mrs. Brown, seconded by Mr. Zylinski to adjourn with all present voting in favor.

Meeting was adjourned at approximately 10:16 p.m.

Respectfully submitted,
Joyce Deutsch, Secretary