

**MINUTES**  
**BOROUGH OF LAVALLETTE**  
**WORKSHOP MEETING OF THE PLANNING BOARD**  
**Thursday, March 20, 2014 - 6:45 P.M.**

Chairman Howard presiding

**Roll Call:** Lionel Howard – present  
Jack Sauer, Mayor’s Designee – present  
Joanne Filippone – absent  
Joseph Palinsky – absent  
Len Calderaro - present  
William Zylinski - present  
Rosangela Zaccaria - present  
Anthony Cataline - absent  
Christopher Parlow - absent  
Vincent Marino – absent  
Barbara Brown - present

T. Brady, Esq. – present

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Workshop meeting of March 20, 2014. 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 reviewed the 2012 & 2013 Planning Board Annual Report, and a motion was made by Mr. Zylinski, seconded by Mrs. Brown to submit to Mayor and Council. All members in attendance agreed.

**Roll Call:** Lionel Howard – present  
Jack Sauer, Mayor’s Designee – absent  
Joanne Filippone – absent  
Joseph Palinsky – absent  
Len Calderaro - present  
William Zylinski - present  
Rosangela Zaccaria - present  
Anthony Cataline - absent  
Christopher Parlow - present  
Vincent Marino – absent  
Barbara Brown - present

T. Brady, Esq. – present

**Review & Approval of Minutes:**

A motion was made by Mr. Sauer, seconded by Mr. Parlow to accept the minutes of the February 27, 2014, Regular Planning Board meeting. All members who attended the February 27<sup>th</sup> meeting voted in the affirmative.

**Resolutions to be Memorialized:**

Application #27-13, Irene Brunt, 124A Elizabeth Ave. – Block 62, Lot 7.02 – Reconstruction on a Non-Conforming Lot – Approved with condition that the air conditioning unit be located in the rear yard without encroaching the rear setback area applicable to this property.

**Request for continuance to be adjourned to March 27, 2014:**

Application #21-13, Philip & Francine Delli Santi, 1400 Baltimore Ave., Unit B – Block 54, Lot 1.02 – Elevate & Rebuild Non-Conforming Use

A motion was made by Mrs. Brown, seconded by Mr. Calderaro with all present voting in favor of continuing this application to the March 27, 2014, meeting.

**Public Hearing:**

Mrs. Brown will sit for Mr. Cataline who is absent.

Application #4-14, Robert & Tina Hansen, 110 Brown Ave., Unit 1 – Block 37.01, Lot 15 – Elevate, Rebuild, and Expand Non-Conforming Use

The property is located at the south east intersection of Brown Ave. and Route 35 South in the Residential District A and contains 3,400 square feet. The site contains two condominium units: Unit 1, a 1 ½ story single family dwelling and Unit 2, a one story dwelling.

The applicant is proposing to demolish Unit 1, which was damaged in super storm Sandy and construct a new elevated two story single family dwelling.

Mrs. Tina Marie Hansen of 15 Princeton Street, Middlesex, NJ, was sworn in by Mr. Brady and gave testimony that they purchased the property at 110 Brown Ave. Unit 1 in 2005 as a condominium. She also explained that the Sunny Lavallette Condominium Master Deed states that the Hansen's interest in the common elements is 65%.

Chairman Howard explained to the applicant that condominium property must be considered as a whole and not as individual lots. He then explained that there are current violations to the rear property which must be addressed before this application can move forward. It was suggested that the Hansen's seek advice of counsel.

A motion to approve the continuance of this application to the April 24, 2014, meeting was made by Mr. Parlow, seconded by Mrs. Brown with all present voting in favor.

Mr. Howard opened the meeting to the public at approximately 7:45 p.m. Richard Wojewodzki of Southview Development was sworn in and gave testimony as a builder. Mr. Wojewodzki wanted to clarify that the Hansen's are proposing to make the new construction more compliant and more structurally sound.

The public portion of the meeting was closed at approximately 7:50 p.m.

**New Business:**

Mr. Brady described to the Board a situation where a home which was damaged by the storm is straddling two lots. The owner's attorney, requested assistance from Mr. Brady to intervene with the Borough Zoning Officers interpretation. Mr. Brady prepared a letter to the owner's attorney and read it to the Board. Mr. Parlow motioned to approve the letter with some changes, seconded by Mr. Calderaro with all present voting in favor. (A copy of this letter will be forwarded to the Planning Board Office.)

**Adjourn:**

A motion to adjourn was made by Mr. Parlow, seconded by Mr. Zylinski with all present voting in favor. The meeting was adjourned at approximately 8:05 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary