

MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Thursday, April 24, 2014 – 7:00 P.M.

Chairman Howard presiding

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

T. Brady, Esq. – present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of April 24, 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

Review & Approval of Minutes:

A motion was made by Mrs. Brown, seconded by Mr. Marino to accept the minutes of the April 10, 2014, Workshop Meeting with a correction noted on top of page 4. All members who attended the April 10 meeting voted in the affirmative.

Resolutions to be Memorialized:

Application #8-14, William & Elizabeth Davis - 7 Princeton Ave. – Block 21, Lot 12 – Elevation & Alteration of Non-Conforming Use - Denial

Application #5-14, Cynthia Rogalski, 1406 Baltimore Ave. (Unit 1), Block 54, Lot 4.01 – Elevate & Rebuild Non-Conforming Use - Denial

Public Hearing:

Mrs. Brown will sit for Mrs. Zaccaria; and Mr. Marino will sit for Mr. Cataline.

Application #3-14, Anita Zalom, 103 President Ave. - Block 32.01, Lot 8 – Use & Bulk

The subject property is situated on the northerly side of President Ave., approximately 150 ft. west of Route 35 No. (Grand Central Ave.) and is located in the Residential A Zoning District. The lot contains 5,000 sq. ft. of area and is occupied by one 2 story dwelling, one 1½ story dwelling, an above-ground pool, and decking at various elevations.

The applicant is seeking to remove the existing 1½ story dwelling in the rear of the property, damaged during the October 29, 2012 storm and replace it with a new 2 story residential dwelling. The existing dwelling has a footprint of 730 sq. ft. and the proposed dwelling will have a footprint of 690 sq. ft. New steps and deck consisting of 55 sq. ft. will be added for access to the dwelling. Because the proposed dwelling is slightly less in area than the existing and access will replace existing deck and patio area, the net coverage for the site will be reduced by approximately 40 sq. ft.

Gregory Hock, applicant's attorney, requested an adjournment to the May 22, 2014 Planning Board Meeting, waiving all time lines. A motion to approve the adjournment was made by Mr. Palinsky, seconded by Mr. Calderaro. Roll call vote: Palinsky, yes; Calderaro, yes; Zylinski, yes; Brown, yes; Marino, yes; Howard, yes.

Application #4-14, Robert & Tina Hansen, 110 Brown Ave., Unit 1 – Block 37.01, Lot 15 – Elevate & Rebuild Non-Conforming Use – expansion – continued from March 20, 2014

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.

The applicant's attorney, Gregory Hock, introduced the applicant.

Mr. Robert Hansen, 110 Brown Ave., Lavallette, was sworn in and gave testimony that he and his wife purchased the house as a condominium in 2005. He further described the home as having two bedrooms and two baths, and that there was substantial damage to the house after hurricane Sandy. Mr. Hansen added that their long-term plan is to continue to use the home as a summer residence and perhaps retire there at another point in time. Mr. Hock asked Mr. Hansen to verify that the proposed home will consists of the same amount of bedrooms.

Mr. Bill Stevens, P.E., P.P. of Professional Design Services, Lakewood, NJ, was sworn in and his credentials were accepted by the Board. Mr. Stevens submitted the following exhibits:

- Exhibit A-1: Living Area - Foundation
- Exhibit A-2: Architectural Renderings
- Exhibit A-3: Aerial photograph of surrounding area
- Exhibit A-4: Conceptual Design by Southview Companies

The following issues were addressed:

- Removal of fence
- Sufficient parking (4 spaces)
- Master Deed changes

- Removal of back deck
- Compliance with side yard setback
- Two curb cuts

Mr. Richard Wojewodzki, Builder with Southview Companies, was sworn in and testified regarding:

- Attic access and 6 ft. height rule
- Access port to A/C or exterior ladder
- Air handler in attic

Mr. Howard opened the meeting for public comment at approximately 7:45 p.m.

Mark Speaker, 111 Brown Ave., Lavallette, was sworn in and spoke in favor of this application. He commented that he too has an 18 ft. wide home with similar construction and feels the applicants' proposal would be good for the neighborhood.

Anita Zalom, 103 President Ave., Lavallette, was sworn in and spoke in favor of this application citing that many of the properties along Route 35 So. are undersized, and she is thankful that the applicants are planning to beautify their summer home.

The public portion was closed at approximately 7:48 p.m.

At this point, Mr. Calderaro suggested that the air handler be placed on the West side of the building; and Mr. Howard requested that the color and type of siding match that of the other unit.

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

Application #9-14, Michael & Teresa Morano, 125 Magee Ave. – Block 35.02, Lot 34.02 - Reconstruction on a Non-Conforming Lot

The property is located on the north side of Magee Ave. Approximately 72 ft. east of Bay Blvd. in the Residential District A. The site contains 3,600 sq. ft. with a two story frame, single family dwelling.

The applicant is proposing to demolish the existing dwelling and construct a new two- story, single family dwelling elevated to comply with the FEMA minimum base flood elevation.

Michele Donato, applicants' attorney, explained that the reason for the application is due to the undersized lot. Mrs. Donato pointed out that the proposed construction will be compliant with all setback requirements. She introduced Mr. Michael Morano.

Mr. Michael Morano, 125 Magee Ave., Lavallette, was sworn in and testified that this is a summer home that has been in the family for 52 years. He has owned the property for the past 17 years. He further testified that after hurricane Sandy there was a risk to raise the home; it was decided to start over again.

Mrs. Donato introduced Michael Melillo, Architect, 402 Higgins Ave., Brielle, NJ. He was sworn in and testified that the current has 4 bedrooms in 1,700 sq. ft. The proposed home will also have 4 bedrooms in 2,000 sq. ft. The home will be raised 4.4 ft. above the base flood elevation, and parking will be under the house.

Mr. Calderaro noticed that there were no curb cuts shown on the Plot Plan, and the applicant's architect will resubmit the Plot Plan showing the curb cuts.

Mr. Howard opened the meeting for public comment at approximately 8:28 p.m.

Anita Zalom, 103 President Ave., Lavallette, was sworn in and commented in favor of this application.

The public portion was closed at approximately 8:29 p.m.

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

Open Discussion:

N/A

Adjourn:

A motion to adjourn was made by Mrs. Filippone, seconded by Mrs. Brown with all present voting in favor. The meeting was adjourned at approximately 8:40 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary