

MINUTES
BOROUGH OF LAVALLETTE
WORKSHOP MEETING OF THE PLANNING BOARD
Thursday, August 14, 2014 – 6:45 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 – present
Anthony Cataline – present
Christopher Parlow – present
Barbara Brown – present
Vincent Marino – present

T. Brady, Esq. – present

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Workshop meeting of August 14, 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, temporary located in Trailer #1 at 125 Washington Ave., filed with the Borough Clerk, and supplied to one of the official Borough newspapers, the Ocean Star.

Flag Salute: Chairman Howard

Resolutions Memorialized:

Application #15-14, Kim & Lars Wegner, 1005 Bay Boulevard – Block 37.02, Lot 34 – Reconstruction on a non-conforming lot – approved

Application #12-14, Sandlaing Realty, LLC, 1501 Grand Central Avenue/Unit 1 – Block 16, Lot 29.01 – Minor Site Plan – Use and Bulk – (adjourned from June 12, 2014) – approved with conditions

Application #24-13, Vallata Gardens, LLC c/o Emilio Gallo, 103 Magee Ave. – Block 35.01, Lot 8 – Elevate & Alterations Non-Conforming Use – denied

Application #11-14, James and Frances Craig, 106A Princeton Ave. – Block 48.01, Lot 11.01 – Elevate and Rebuild non-conforming use – denied

Review & Approval of Minutes:

Chairman Howard pointed out a discrepancy in the typed minutes; and the Board will need clarification before the minutes of the June 26, 2014, Regular Meeting can be adopted. The Board Secretary will listen to the audio of the meeting and make the appropriate correction for review and approval at the next Planning Board meeting.

New Business:

Checklists: The Board Secretary will make copies of the updated Planning Board Checklists and make them available to Mrs. Filippone for Council approval.

Meeting cancellation notifications: Mr. Brady took a moment to clarify the cancelled meeting notification procedure. He advised the Board that we are not required to publish the cancellation, but rather post a notice of cancellation. The notice should include the date of the next meeting, and the applications being carried, if any.

125 Pershing Boulevard: The property appears as two separate lots on the official tax map. The owner purchased a dwelling which straddled both lots. The home was damaged by Hurricane Sandy and subsequently demolished. The owner now wishes to sell the property as two separate lots. She has asked for a determination as to whether or not she needs Planning Board Approval. Mr. Brady lead the discussion explaining that if two lots are next to each other and are noted on the tax map as Lots 1 and 2, and if they are conforming and meet the criteria of the zoning code then Zoning Approval is sufficient.

Mr. Parlow asked for clarification that as long as a lot line exists and conforms, the property owner can go directly to the Zoning Officer.

There was a question about a riparian grant that may go along with the property at 125 Pershing Boulevard, and Mr. Brady explained that if the owner wishes to subdivide the grant, it is a matter for the DEP, not the Zoning Officer.

Borough Zoning Official: Mr. Palinsky asked Chairman Howard about the Zoning Official attending our meetings, and if we need to make arrangements by amending the Planning Board budget.

Mr. Parlow answered that it would require approval from Mayor and Council.

Mr. Brady added that the land use law does not allow the escrow account to pay for the Zoning Officer's appearance or testimony.

Closed Session:

A motion was made by Mr. Parlow, seconded by Mrs. Filippone adopting a resolution to enter into closed session to discuss pending litigation. All present voting in favor.

The Board entered into closed session to discuss pending litigation.

A motion was made by Mr. Parlow, seconded by Mrs. Brown to adjourn the closed session at approximately 8:25 p.m.

Adjourn:

A motion to adjourn the Workshop meeting was made by Mrs. Brown, seconded by Mrs. Zaccaria with all present voting in favor. The meeting was adjourned at approximately 8:28 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary