

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, February 18, 2015 – 7:00 P.M.**

Chairman Howard presiding

**Roll Call:** Lionel Howard, Chairman - present  
Jack Sauer, Mayor's Designee - absent  
Joanne Filippone - absent  
Joseph Palinsky - present  
Len Calderaro - present  
William Zylinski, Vice Chairman - present  
Rosangela Zaccaria - absent  
Anthony Cataline - present  
Christopher Parlow - present

Barbara Brown - present  
Vincent Marino - present

Terry F. Brady - present

**Flag Salute:** Chairman Howard

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular meeting of February 18, 2015. 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, temporarily 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.

**New Business:**

The Board accepted the updated Staff Contact List.

**Resolutions Memorialized:**

Application #25-14, 10 Haddonfield Ave. – E. Patrick & Kristene Caughey – Block 956, Lot 15 – Second story addition with variances (bulk) – approved

Application #24-14, 602 Grand Central Ave. – Daniel & Kathleen Misdea – Block 33.01, Lot 2 – Minor Site Plan (use) – approved with conditions

**Review & Approval of Minutes:**

A motion was made by Mrs. Brown to approve the minutes of the February 4, 2015, meeting seconded by Mr. Zylinski with all present voting in favor.

**Public Hearing:**

Mrs. Brown will sit for Mrs. Zaccaria who is absent.

**Application #16-14, 1605 Grand Central Ave. Units 5 & 6 – 1605 Grand Central Ave. Trust & the Estate of George Hoppe – Block 17, Lot 32.5 – Minor Site Plan – continued from December 11, 2014 – continued from January 21 (meeting cancelled)**

The site is located on the northeast corner of Grand Central Ave. and Pennsylvania Ave. The site is located in the B-1 District and contains 10,000 sq. ft. The lot contains a one story and partial two story frame building with six units: 4 residential and 2 commercial. The applicant is proposing to convert the 2 commercial units to residential units. Unit 5 will convert from a 540 SF commercial unit to a 1,615 SF residential unit and Unit 6 from a 2,502 SF commercial unit to a 1,427 SF residential unit.

Mr. Mylod, applicant's attorney, greeted the Board. Prior to the hearing Mr. Mylod sent a letter to Mr. Brady stating that "the application is not one for a special reasons variance, but for a conditional use variance."

Mr. Brady addressed Mr. Mylod and the Board members about the "standard of proof" for the type of variance the applicant is requesting. He also noted that this application requires a D-3 and D-5 special reasons variance.

The following additional Exhibits were submitted:

- A-6
- A-7
- A-8: FEMA Elevation Certificate
- A-9 through A-20: Aerial Photographs of the property

(Note Exhibits A-1 through A-5 were submitted previously at the December 11, 2014 meeting.)

Mr. Margiotta, applicant's architect, gave testimony pertaining to the parking space issue. It was explained that with six residential units, there should be twelve off-street parking spaces. There are currently seven; and therefore, the applicant will be seeking relief from the parking requirement. Four residential properties require 8 parking spaces. Testimony was given that there is one parking space per residence, leaving 3 for business and a question if there is room for a fourth.

Mr. MacDuffie explained each of the aerial photographs submitted.

The following issues were discussed:

- Revised Plan (1/5/15)
- Proposed parking spaces

- B-1 district residential requirements
- Requesting “conditional” use
- Base Flood Elevation requirements

The Chairman opened the hearing for public comment at approximately 8:15 p.m.

The following residents spoke in favor of the application:

Michael and Lucy Ostrapeck, 1605 Grand Central Ave., Unit 2

The public portion of the meeting was closed at approximately 8:18 p.m.

Mr. Mylod cited the Coventry Square v. Westwood Zoning Bd. Of Adjustment in his summation.

Chairman Howard read a statement defining “special reasons”.

A motion was made by Mr. Zylinski to deny this application, seconded by Mr. Calderaro. Roll call vote: Zylinski, yes; Calderaro, yes; Palinsky, no; Cataline, no; Parlow, yes; Brown, yes; Howard, yes. The application was denied.

**Discussion:**

Mr. Parlow informed the Board that the State approved the contract to hire the Professional Planner. A vote was taken to approve the hiring CME Associates. Mr. Parlow motioned and Mrs. Brown seconded with all members present in favor. The Board agreed to meet with Jennifer Beahm, Director of Planning for CME Associates on Thursday, April 9, at 7 p.m.

**Closed Session:**

Mr. Parlow moved to enter into Executive Session seconded by Mr. Cataline with all members present in favor. Board entered into Executive Session at approximately 8:57 p.m.

This session was adjourned at approximately 9:07 p.m.

**Adjourn:**

A motion to adjourn the meeting was made by Mr. Zylinski, seconded by Mr. Palinsky with all present voting in favor. The meeting was adjourned at approximately 9:10 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary