

**MINUTES  
BOROUGH OF LAVALLETTE  
SPECIAL MEETING  
OF THE PLANNING BOARD  
Thursday, April 9, 2015**

Chairman Howard presiding

**Roll Call:** Lionel Howard, Chairman - present  
Jack Sauer, Mayor's Designee - present  
Joanne Filippone - absent  
Joseph Palinsky - present  
Len Calderaro - present  
William Zylinski, Vice Chairman - present  
Rosangela Zaccaria - absent  
Anthony Cataline - absent  
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 Special meeting of April 9, 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 the Ocean Star, one of the official Borough newspapers.

**Discussion:**

Jennifer Beahm, Director of Planning for CME Associates introduced herself to the Board. She has had twenty years of experience in planning and has done Mater Plans throughout the State. Ms. Beahm wanted to address our questions.

Chairman Howard introduced the Board members. Then he asked how CME intended to approach the land use section of our Master Plan. Ms. Beahm replied that they plan to analyze existing documentation and speak to key people in the Borough to gain an understanding of where we are.

Chairman Howard described the process used for the 2000 Master Plan and the 2006 Re-Examination. The Chairman stated that both he and Vice Chairman Zylinski could be available to CME almost any time. It was agreed that 3:30 p.m. would be a good time to plan such meetings.

Ms. Beahm recommended starting information gathering with the Planning Board and reaching out to the Department Heads. She also mentioned scheduling a public information session one evening as opposed to a public hearing to introduce the new Plan to interested residents.

Ms. Beahm further explained that progress reports will be submitted to the DCA to make sure we are consistent with the approved scope of the project. Ultimately after the public hearing and once it has everyone's blessing, a copy will be sent to the DCA. Once the DCA has approved the process, a second round of funding could be made available for further considerations; i.e., rewriting ordinances, etc.

The Chairman asked how long before we would have an interim report. Ms. Beahm replied that a condition of the grant is to be done before the end of this calendar year. There could be an interim report within four to six weeks.

Mr. Parlow offered the suggestion that we reach out to the Lavallette Business Association for their input.

Mr. Brady described the nature of the majority of the Planning Board applications and suggested Jennifer review the Annual Reports provided to Mayor & Council. He also confided that variances are given extremely reluctantly and with a great deal of angst. He recommended that our Master Plan not imply that non-conforming uses have the right to rebuild, and help us with the language to prevent such variances. Jennifer agreed to familiarize herself with the wording of the resolutions and the types of variances that have been granted consistently. If she sees any red flags, she will bring them to us for further consideration.

Mrs. Filippone pointed out that the public has a misconception that a physical hardship is a basis for a variance. Therefore it would also be helpful to make it clear in the Master Plan that this is not a basis for any kind of variance.

Chairman Howard suggested that Jennifer take a ride around West Point Island to view the change from bungalows to mansions. People are building to the limit.

Mrs. Filippone added that the clientele of Lavallette is changing. She also asked Jennifer if she would take a look to see if we have any holes (gaps) in the current Plan and bring them to our attention.

**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 7:50 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary