

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, December 6, 2017 – 7:00 P.M.**

**Roll Call:** William Zylinski, Chairman – present  
Joanne Filippone – present  
Joseph Palinsky – present  
Len Calderaro – present  
Jack Sauer – present  
Anthony Cataline – present  
Barbara Brown – absent  
John Bennett – absent

John Borowski – present  
Vincent Marino – present

Terry F. Brady – present  
Michael O'Donnell – present

**Flag Salute:** Chairman Zylinski

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular meeting of December 7, 2017. 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 were posted on the bulletin board located in the Borough Hall Planning Board Office, filed with the Borough Clerk, and supplied to the Asbury Park Press and the Ocean Star the official Borough newspapers.

**Public Hearings:**

**Application # 7-17: CH Ventures, LLC & Neeti Kakar, 2000,2002, 2004, 2006 Ocean Front, Block 21, Lots 1 thru 4**

The site is located on the Oceanfront between Princeton and Jersey City Avenues. In May 2016, the Lavallette Planning Board approved a major subdivision (Application No. 5-16) creating four building lots measuring 50 feet in width by 150 feet in depth (7,500 sq. ft.) for the purposes of constructing a two-story, single-family dwelling on each lot. The approved subdivision also included: a 7.5-foot-wide tree planting easement along the western property line of each lot; an 18-foot-wide access and utility easement across lots 1 and 4 to provide access to interior Lots 2 and 3 with an 8-foot-wide utility easement across Lots 2 and 3.

The owners wish to relocate the tree planting easement from along the west property lines to along the east property lines, and to reduce the width of the access easement on Lots 1 and 4 from 18 ft. to 12 ft. and relocate the access easement and the utility easement along the west property lines. The Site Plan also indicates that the layout and size of the proposed driveways have changed.

Mr. Borowski will sit for Mrs. Brown, and Mr. Marino will sit for Mr. Bennett.

Mrs. Donato, applicants' attorney, firstly expressed her condolences to the Board for the loss of our past Chairman, Lionel Howard. She then delineated the modifications requested in this application and assured our Board engineer, Mr. O'Donnell, that her clients will comply with his recommendation to provide maintenance at predetermined time intervals if necessary.

Mrs. Donato introduced Douglas Grysko, Professional Engineer from Dynamic Engineering, and asked if he was comfortable with the proposed modifications. Mr. Grysko submitted the following exhibits:

A-1: Proposed Plan

A-2: Existing Plan (previously approved)

He referenced Mr. O'Donnell's letter of November 30, 2017, and said the engineering company would agree to rework the grading within the areas of concern to provide details on the run-off to the existing properties to the West.

There was further discussion regarding:

- the feasibility of locating the water main easement beneath the landscape easement
- the reduction of curb cuts from 20 ft. to 14 ft. on Lots 1 and 4
- utility services will be located in the landscape easement
- Compliance with the DEP Scenic Vista Standards
- water and sewer laterals not to interfere with
- performance bond

After a brief summary by Mrs. Donato, Chairman Zylinski opened the hearing for public comment at approximately 8:04 p.m. Christopher Cooper, 3135 Lloyd Road, Manchester, was sworn in and questioned the 7-ft. tree buffer requirement. Mr. Brady advised him that this issue was not a part of the application and could not be addressed. The public portion of the hearing was closed at approximately 8:08 p.m.

Chairman Zylinski asked Mrs. Donato if the recharge basins were adequate, and she answered, yes.

A motion was made by Mrs. Filippone, seconded by Mr. Borowski to approve the application with specific conditions. Roll call vote: Filippone, yes; Borowski, yes; Palinsky, yes; Calderaro, yes; Sauer, yes; Cataline, yes; Marino, yes; Zylinski, yes.

### **Review & Approval of Minutes:**

A motion was made by Mr. Sauer, seconded by Mr. Calderaro to approve the minutes of the November 15 meeting. All present at that meeting voted in favor.

### **Resolutions Memorialized:**

N/A

**New Business:**

N/A

**Discussion:**

N/A

**New Business:**

N/A

**Adjourn:**

A motion to adjourn the meeting was made by Mr. Cataline, seconded by Mr. Sauer with all members in favor. The meeting was adjourned at approximately 8:14 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary