

**MINUTES  
BOROUGH OF LAVALLETTE  
WORKSHOP MEETING  
OF THE PLANNING BOARD  
Wednesday, MAY 17, 2017 – 7:00 P.M.**

Chairman Lionel Howard presiding

**Roll Call:** Lionel Howard, Chairman – present  
William Zylinski, Vice Chairman – absent  
John Borowski – present  
Joanne Filippone – present  
Joseph Palinsky – present  
Len Calderaro – present  
Jack Sauer – absent  
Anthony Cataline – present  
John Bennett – absent

Barbara Brown – present  
Vincent Marino – present

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

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Workshop meeting of May 17, 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:**

Mrs. Brown will sit for Mr. Zylinski and Mr. Marino will sit for Mr. Sauer.

**Application # 4-17, Alfonso Iervolino – 15 Westmont Ave., Block 956, Lot 31 – Structure coverage variance**

Alfonso Iervolino of 12 Stafford Place, Towaco, NJ, and owner of 15 Westmont Ave., Lavallette, was sworn in and gave testimony that his engineer inadvertently left the stairs off the original plan and only showed one air conditioner platform. The back stairs and an additional air conditioner platform were built bringing the property over the allowable structure coverage.

The Board had questions regarding the following:

- use of the garage
- distance from the house to the garage
- placement of the stairs
- width of the stairs.

Mr. Brady explained there is no variance being requested for the distance between the garage and the main structure. He also said that the Board can grant both variances or just one variance, but it is up to the applicant to decide what to do.

David Canady, builder, of 17 Winding Ridge Way, Warren, NJ, was sworn in. Mrs. Filippone asked him if when the plan changed from one air conditioner to two, did he come to the construction office for approval. He answered, no.

There was further discussion about how to reduce and/or eliminate the problems. Chairman Howard suggested approving a variance for a specific amount of lot coverage. Mr. O'Donnell calculated that changing the width of the stairs from 7 feet to 3 feet would result in a 21 sq.ft. reduction in lot coverage.

Chairman Howard opened the meeting for public comment at approximately 8:26 p.m. and hearing none, closed the public portion of the meeting.

A motion to approve the application with conditions was made by A. Cataline, seconded by J. Palinsky. Roll call vote: Cataline, yes; Palinsky, yes; Borowski, yes; Filippone, yes; Calderaro, yes; Brown, yes; Marino, yes; Howard, yes.

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

Mrs. Brown requested a statement be added to the minutes of the May 3, 2017, meeting. A motion was made by, Mrs. Brown, seconded by Mr. Palinsky to approve the minutes with the addition. All present at that meeting voted in favor.

#### **Resolutions Memorialized:**

N/A

#### **New Business:**

#### **Discussion:**

Chairman Howard read a letter from Jim Borowski describing a problem which exists on his property regarding proper grading. As a result of this discussion, the Board will research neighboring communities' grading plans. Mr. O'Donnell will supply copies of the Toms River and Lacey Township ordinances. Mrs. Filippone offered that the Board's recommendation will not need to be discussed with the Ordinance Committee; therefore, we could submit our proposal directly to Mayor and Council.

Mr. Calderaro asked if the Board was really against building a deck above a porch and if so, shouldn't we take a broader look since we are a beach community.

He also asked about relaxing the bulk requirements on the 40 X 80 inner properties. Mr. Brady clarified that those houses are the "special reasons" houses.

**Adjourn:**

A motion to adjourn the meeting was made by, seconded by with all members in favor. The meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary