

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, February 7, 2018 – 7:00 P.M.**

Chairman Zylinski presiding

**Roll Call:** William Zylinski, Chairman – present  
Anthony Cataline, Vice Chairman – present  
Mayor Walter La Cicero – absent  
Joanne Filippone – present  
Bobbie Brown – present  
Len Calderaro – present  
Joseph Palinsky – present  
Jack Sauer – present

Vincent Marino – present  
John Borowski – absent

Terry F. Brady - present  
Mike O'Donnell – present

**Flag Salute:** Chairman Zylinski

**Public Notice Announcement:**

This is the Borough of Lavallette Regular Planning Board meeting of February 7, 2018. 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 Planning Board office at 1306 Grand Central Ave., filed with the Borough Clerk, and supplied to the official Borough newspapers, the Ocean Star and the Asbury Park Press.

**Public Hearing:**

Mr. Marino will sit for Mayor La Cicero.

**Application # 1-18, Susan Eckhardt – 1302 Ocean Front, Block 14, Lot 2**

The property is located on the Oceanfront, 50 feet south of Washington Ave. in Residential Zone A. The property contains 5,000 square feet with a one and one-half story, single family dwelling. Approximately 175 square feet of the existing dwelling extends beyond the rear property line into Lot 5. As a result, there is an encroachment agreement existing as well as a driveway easement and a parking and sidewalk easement to benefit Lot 2. The applicant is proposing to construct a second-floor dormer on the southern half of the dwelling which would result in an increase of approximately 390 square feet of living area and a new chimney on the north side of the dwelling.

Mr. Robert Mc Ananly of Davison, Eastman, Munoz, Lederman & Paone, applicant's attorney outlined the proposed work. He then introduced William A. Stevens, PP, PE, of Professional Design Services, 1245 Airport Rd., Lakewood, NJ, whose credentials were accepted by Chairman Zylinski.

Mr. Stevens presented the following exhibits:

- A-1: Aerial view of the subject property and surrounding properties
- A-2: Plot Plan prepared by Professional Design Services (PDS) dated 12-25-17
- A-3: Architectural Plans prepared by PDS dated July 11, 2017

There was testimony given by Mr. Stevens concerning:

- Length of dormer – 27 ft.
- Purpose of dormer - to improve the upstairs space
- Total square footage being added – 31 sq. ft. (correcting the Planning Board Engineer's Review of 1/17/18)
- Plan to encapsulate the chimney, which is currently just a stove pipe
- Base flood elevation
- Affect of proposed construction on neighboring properties

Susan Eckhardt, of 2079 Brunswick Rd., Wallkill, NY, was sworn in as the homeowner of 1302 Ocean Front and attested that the house was built in 1945, and she purchased the home in 2009.

Ms. Eckhardt answered questions regarding:

- No air conditioning in the home
- Designated parking – in place
- Extent of renovations
- Degree of damage from hurricane Sandy, not substantial

Chairman Zylinski opened the hearing for public comment at approximately 7:50 p.m.

Carol Scurzo of 2 Washington Avenue, Lavallette, was sworn in and gave testimony opposing the approval of this application.

The public portion was closed at approximately 7:55 p.m.

The Board deliberation revealed the following:

- There is a legal easement
- Proposed dormer does not encroach into the existing easement
- Verification that the application is for a C-1 variance
- The proposed addition could be built onto the front of the house with no need for a variance
- No hardship was proven

A motion to deny the application was made by Mr. Palinsky, seconded by Mr. Calderaro. Roll call vote: Palinsky, yes; Calderaro, yes; Filippone, yes; Brown, yes; Cataline, yes; Sauer, yes; Marino, yes; Zylinski, yes. The application was denied.

### **Resolutions Memorialized:**

**Application # 9-17, Richard & Diane Barsa – 9 Trenton Ave., Block 24, Lot 14 – structure**

coverage and ground coverage – structure coverage approved, ground coverage denied

**Review & Approval of Minutes:**

A motion was made by Mrs. Filippone, seconded by Mr. Palinsky to approve the minutes of the January 3, 2018, meeting after specific corrections are made by the Board Secretary. Mrs. Brown abstained and all others present at that meeting voted in favor.

**New Business:**

Mrs. Filippone updated the Board members regarding:

- the pending appointment of a new Borough Administrator
- the hiring of an additional Zoning and Code Enforcement official
- the clerical staffing for the Seaside Park and Lavallette building and construction offices

Mrs. Filippone also responded to Mr. Calderaro that as of this moment, no Mayor's Designee has been appointed.

**Adjourn:**

A motion to adjourn the meeting was made by Mrs. Filippone, seconded by Mr. Calderaro with all present voting in favor. The meeting was adjourned at approximately 8:25 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary