

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, September 5, 2018 – 7:00 P.M.**

Chairman Zylinski presiding

Flag Salute

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

Vincent Marino – present
John Borowski – absent

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

Public Notice Announcement:

This is the Borough of Lavallette Regular Planning Board meeting of September 5, 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 Ocean Star and the Asbury Park Press, the official Borough newspapers.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

Public Hearing:

Mr. Marino will sit for Mayor La Cicero.

Application 10-18: James & Ellen Jacobsen, 9A Brooklyn Ave. – Block 14, Lot 14.02 – Reconstruction on a non-conforming lot

The property is located on the north side of Brooklyn Ave. approximately 450 ft. east of Route 35 North (Grand Central Ave.) in Residential District A. The property contains 2,500 sq. ft. with a two-story, single-family frame dwelling. The applicant is proposing to demolish the existing dwelling and construct a new two-story, single-family dwelling elevated to comply with the FEMA minimum base flood elevation.

Michael York, the applicants' attorney, introduced Robert Harrington, P.E., of East Coast Engineering, 508 Main Street, Toms River. Mr. Harrington was sworn in and proceeded to review the proposed grading plan. Mr. Harrington gave testimony that the property was split sometime prior to 1955 and that there is a "sister" house directly to the east. He further described the following:

- New structure will be repositioned in order to be more compliant. For example, the front setback is being increased to 15 ft.
- The proposed garage will allow for two off-street parking spaces, and one more space in the driveway; for a total of three off-street parking spaces.
- There are four bedrooms in the existing home, and four bedrooms are proposed.
- The rear yard setback will be +26 ft.
- The new home will look very similar to the existing one.

There was discussion regarding:

- The size of the existing and proposed curb cuts
- Rear parking spaces
- No existing easement regarding the shared driveway
- Widening the driveway apron
- Structure of the proposed pillars

Chairman Zylinski opened the hearing for public comment at approximately 7:30 p.m.

Brian Cuddy, the son of Hedwig Cuddy of 9B Brooklyn Ave., was sworn in and spoke on his mother's behalf. He submitted Exhibit O-1 outlining concerns regarding the increased setback's effect on the rear parking.

At approximately 7:48 p.m. the public portion of the meeting was closed. There was a request to address the Board by a member of the audience; and the Chairman re-opened the hearing for public comment at approximately 7:50 p.m.

Violet Curry of 11 Brooklyn Ave., was sworn in and testified in favor of the application. She also used the opportunity to voice concern about the parking in front of 11 Brooklyn.

The public portion of the meeting was closed at approximately 7:52 p.m.

A motion to approve the application with the condition of maintaining the 14 ft. curb cut was made by Mr. Calderaro, seconded by Mrs. Filippone. Roll call vote: Calderaro, yes; Filippone, yes; Brice, yes; Brown, yes; Cataline, yes; Palinsky, yes; Sauer, yes; Marino, yes; Zylinski, yes.

Resolutions Memorialized:

Application 9-18: Paul Nigito, 226 Haddonfield Ave. – Block 1114, Lot 14 – Reconstruction with variances – approved

Application 7-18: Jay Bea Condominium Association, 1806 Grand Central Avenue – Block 45.01, Lot 4 – Elevate and Reconstruct Non-conforming Use – approved with conditions – amended resolution

Review & Approval of Minutes:

A motion was made by Mrs. Brown, seconded by Mrs. Filippone to approve the minutes of the August 1, 2018, meeting with all present at that meeting voting in favor.

New Business:

Correspondence:

The Board Secretary received a certified letter dated August 29, 2018 from the Department of the Army informing the owner of 83 Pershing Boulevard of unauthorized work performed in non-compliance with the terms and conditions of the approved permit. Board members duly noted the information and asked the Board Secretary to share the information with the Building Department.

Discussion:

Adjourn:

A motion to adjourn the meeting was made by Mr. Calderaro, seconded by Mrs. Brown with all present voting in favor. The meeting was adjourned at approximately 8:10 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary