



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, December 5, 2018 - 7:00 p.m.

William Zylinski, Chairman, presiding

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

Vincent Marino –
John Borowski –

T. Brady, Esq. –
M. O'Donnell –

Flag Salute

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular Meeting of December 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 Planning Board Office in Borough Hall 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 Hearings:

Application 13-18: Jay Bea Condominium Association, 1806 Grand Central Avenue, Block 45.01, Lot 4 – Minor Site Plan

The site is located on the northwest corner of Grand Central Avenue and New Jersey Avenue. The site is located in the B-1 District and contains 5,000 sq. ft. The lot contains the Jay-Bea Condominium Association, which consisted of ten units in a two-story building: 5 units on the first floor and 5 units on the second floor. In 2017 the condominium was partially destroyed by a fire. The second story has since been demolished. The applicant is proposing to elevate the existing first floor to comply with minimum FEMA base flood elevations and reconstruct the second story.

The new ground floor will be used for storage.

The applicant bifurcated the approval process for the proposed development. An application seeking a conditional use variance and bulk variances for this site was submitted in June, 2018. The variances were approved at the July 11, 2018, Lavallette Planning Board meeting and memorialized on September 5, 2018. All use and structure variances were approved by Resolution of Approval for Application 7-18.

Resolutions to be Memorialized:

Application 11-18: August & Nancy Manzo, 500 Oceanfront, Block 6, Lots 1 & 2.02 – Reconstruction on a Non-Conforming Lot – Approved with conditions

Note to Board on pg. 4, Item 11.

Review and Adoption of Minutes:

Regular Meeting of November 7, 2018.

Correspondence: (On file in the Planning Board Office for Your Review)

- Letter from Ocean County Soil Conservation received November 21, 2018, granting certification to Block 24, Lot 1, 8 Newark Ave.

Open Discussion:

New Business:

- Review of tentative 2019 Planning Board Calendar
- Review of proposed change to Procedures and Suggestions to Applicants
- Review Requests for Proposal

Adjourn:

On motion by _____, seconded by _____ the meeting was adjourned at _____ p.m.