

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, November 6, 2019 – 7:00 P.M.**

**Roll Call:** Anthony Cataline, Chairman – Present  
Alex Barletta - Present  
John Borowski - Present  
Robert Brice - Absent  
Len Calderaro - Present  
Joanne Filippone - Present  
Vincent Marino - Absent  
Joseph Palinsky - Present

Richard Emery - Absent  
Thomas Restaino - Present

**Also Present:**

T. Brady, Esq.

**Flag Salute**

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular Meeting of November 6, 2019. 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.

**New Business:**

Reviewed 2020 Planning Board meeting schedule. No changes, it will be moved at the January meeting.

**Public Hearings:**

**Application # 3-19: Gregory & Judith O'Connor, 500 Oceanfront, Block 6, Lots 1 & 2.02.**

The applicant is requesting an extension of time for one year, as per Condition #9 of the Resolution of Approval dated December 5, 2018.

Ms. Dina Vicari, Esq., is the attorney representing the O'Connor's. She stated that in 2018, the

original applicants for the variance were the Manzo's. The O'Connor's purchased the property from the Manzo's and are now requesting an extension of the original variance. She stated that they will only be changing interior items, they will not be changing the footprint of the proposed building or changing anything regarding the variance the property was granted.

Mr. Matthew Wilder, professional planner located at 130 Central Ave., Island Heights, NJ, was sworn in. He gave a brief history of the property and also stated that the applicants would not be changing anything from the original application for the variance that was granted in 2018.

Mr. Barletta asked if the building height would remain compliant with the original variance granted. Mr. Wilder replied yes.

Mr. Borowski asked what the new date for the extension would be. Mr. Brady replied it has to be for 1 year, so the new date would be 12/5/2020.

Ms. Filippone asked if another extension could be granted after the 1-year extension is up. Mr. Brady answered that yes, they could file for another extension.

Ms. Vicari stated that the curb cut and driveway that were approved with the original variance were done, and she reiterated that the only changes that will be made would be interior.

Ms. Filippone stated that the construction department should be notified to make sure that when the new plans come in for the interior changes, they be matched up to the approved plans signed by the Planning Board to verify no footprint changes are being made.

#### **Public Comment:**

Kathleen Campbell was sworn in. She is the owner of 2 Guyer Ave. Lavallette. She stated her concerns regarding the property at 500 Oceanfront, which is the neighboring property. Since the new owners bought the property, she explained that they are using it as a rental until they start construction on the new home. She indicated that there are privacy and trespassing issues. The renters park in the driveway and use part of her property to unload cars, etc. They also block the sidewalk by parking too far down the driveway, and it is a hazard to those trying to access the beach. She presented 9 photos, marked as Exhibit 01. She asked that the Board include in the resolution that the applicants should be required to put up a 6-foot fence before next May, and that the curb cut be removed. Mr. Cataline explained that this is not a Planning Board issue and the two property owners should contact each other to discuss a solution.

Mr. Brady responded by saying that that is not the determination of this Board. We are here to only grant the extension or not. The variance was already granted in 2018. If the applicants don't build before the extension runs out, then the variance goes away, and the driveway can't stay. He also stated that they are entitled to three 1-year extensions.

Mr. Horveg was sworn in. He is Ms. Campbell's husband and also an owner at 2 Guyer Ave., Lavallette. He has the same concerns as Ms. Campbell and added that he believes the driveway was not constructed according to the plans. Mr. Cataline instructed him to contact Code Enforcement if he feels an error was made.

A motion to approve the extension was made by Mr. Borowski, seconded by Ms. Filippone. Roll call vote: Borowski, yes; Filippone, yes; Barletta, yes; Calderaro, no; Palinsky, yes; Cataline, yes; Restaino, yes.

**Resolutions to be Memorialized:**

**Resolution for Verizon Installation at 1306 Grand Central Ave.**

A motion to approve the resolution was made by Mr. Barletta, seconded by Ms. Filippone. Roll call vote: Barletta, yes; Filippone, yes; Calderaro, yes; Palinsky, yes; Cataline, yes; Restaino, yes.

**Resolution for Verizon Installation at 145 Princeton Ave.**

A motion to approve the resolution was made by Mr. Barletta, seconded by Mr. Calderaro. Roll call vote: Barletta, yes; Calderaro, yes; Palinsky, yes; Cataline, yes; Restaino, yes.

**Resolution for Verizon Installation at 5 Liggett Road**

A motion to approve the resolution was made by Mr. Barletta, seconded by Mr. Borowski. Roll call vote: Barletta, yes; Borowski, yes; Calderaro, yes; Palinsky, yes; Cataline, yes; Restaino, yes.

**Resolution for Verizon Installation at 72 Princeton Ave.**

A motion to approve the resolution was made by Mr. Barletta, seconded by Mr. Palinsky. Roll call vote: Barletta, yes; Palinsky, yes; Calderaro, yes; Filippone, yes; Cataline, yes; Restaino, yes.

**Resolution for Verizon Installation at 45 New York Ave.**

A motion to approve the resolution was made by Mr. Barletta, seconded by Mr. Borowski. Roll call vote: Barletta, yes; Borowski, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Cataline, yes; Restaino, yes.

**Resolution for Verizon Installation at 103 Brown Ave.**

A motion to approve the resolution was made by Mr. Barletta, seconded by Mr. Borowski. Roll call vote: Barletta, yes; Borowski, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Cataline, yes; Restaino, yes.

**Resolution for Verizon Installation at 1 Kerr Ave.**

A motion to approve the resolution was made by Mr. Barletta, seconded by Mr. Palinsky. Roll call vote: Barletta, yes; Palinsky, yes; Borowski, yes; Calderaro, yes; Filippone, yes; Cataline, yes; Restaino, yes.

**Review and Adoption of Minutes:**

A motion was made to accept the minutes of the October 2, 2019, regular meeting, and the October 29, 2019, workshop meeting, with all present at these meetings voting in favor.

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

**Open Discussion:**

**Adjourn:**

On motion by, Mr. Borowski, seconded by Mr. Barletta, the meeting was adjourned at approximately 8:06 p.m.

Respectfully submitted by,

Kristen Rocco  
for Joyce Deutsch, Secretary