

**MINUTES
BOROUGH OF LAVALLETTE
RE-ORGANIZATION & REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, January 5, 2022 – 6:00 P.M.**

The following Board Members were re-appointed for the appropriate terms:

George Shenewolf, Mayor's Designee
Robert Brice, Class II
Joanne Filippone, Class III
John Borowski, Class IV
Len Calderaro, Class IV
Richard Emery, Alternate #1

Roll Call: Anthony Cataline - present
Robert Brice - absent
John Borowski – present
Len Calderaro - present
Joanne Filippone - present
Vincent Marino - absent
Joseph Palinsky - present
Thomas Restaino - present
George Shenewolf - present

Richard Emery - present
Alex Barletta - present

Also Present: Terry Brady, Esq.

Flag Salute: Mr. Cataline

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Re-Organization and Regular meeting of January 5, 2022. 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.

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.

Re-organization:

Mr. Emery will sit for Mr. Brice who is absent, and Mr. Barletta will sit for Mr. Marino who is also absent.

Mrs. Filippone nominated Anthony Cataline to be Chairman for the year 2022, seconded by Mr. Calderaro. Roll call vote: Filippone, yes; Calderaro, yes; Borowski, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes.

Mr. Calderaro nominated Mr. Borowski as Vice-Chairman for the year 2022, seconded by Mrs. Filippone. Roll call vote: Calderaro, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes.

Joseph Palinsky asked for a motion to appoint Joyce Deutsch as Planning Board Secretary for the year 2022, seconded by Mrs. Filippone. Roll call vote: Palinsky, yes; Filippone, yes; Borowski, yes; Calderaro, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes.

A motion was made by Mr. Borowski, seconded by Mr. Calderaro, to appointment Terry F. Brady, Esq., as Planning Board Attorney for the year 2022. Roll call vote: Borowski, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes. Resolution will be memorialized at the February 23, 2022, meeting.

A motion was made by Mrs. Filippone, seconded by Mr. Borowski to continue the appointment of Van Cleef Engineering (formerly O'Donnell, Stanton, Associates) as Planning Board Engineer for the year 2022. Roll call vote: Filippone, yes; Borowski, yes; Calderaro, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes. The Board Secretary read a statement acknowledging the appointment submitted by Millis Looney.

Chairman Cataline asked for a resolution appointing the Ocean Star and the Asbury Park Press as the official Planning Board newspapers for the year 2022 with all present voting in favor.

A resolution to adopt the Planning Board Procedures for the year 2022 was offered by Mr. Borowski, seconded by Mrs. Filippone. Roll call vote: Borowski, yes; Filippone, yes; Calderaro, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes.

A resolution to adopt the proposed meeting dates for the Year 2022 was offered by Mr. Borowski, seconded by Mrs. Filippone. Roll call vote: Borowski, yes; Filippone, yes; Calderaro, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes.

Public Hearing:

Substantially Damaged Determination Appeals:

Doug Erb, acting Flood Plain Manager, was present for this portion of our meeting.

Case # 016 – 2204 Baltimore Ave. – Edward & Regina Paoletta

Mrs. Donato, applicants' attorney, presented the re-assessed 2012 pre-damaged value of the building as \$113,014 with proof of repair costs at \$51,233. The Board accepted these calculations, and a motion to grant the appeal was made by Mr. Palinsky, seconded by Mr. Borowski. Roll call vote: Palinsky, yes; Borowski, yes; Shenewolf, yes; Calderaro, yes; Filippone, yes; Restaino, yes; Emery, yes; Barletta, yes; Cataline, yes.

Case # 017 – 115 White Ave. – Florence Sonntag

Mrs. Donato, applicant's attorney, presented the re-assessed 2012 pre-damaged value of the

property as \$207,829, with proof of repair costs at \$33,582. The Board accepted these calculations, and a motion to grant the appeal was made by Mr. Borowski, seconded by Mr. Shenewolf. Roll call vote: Borowski, yes; Shenewolf, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Emery, yes; Barletta, yes; Cataline, yes.

Case # 018 – 114A + B Trenton Ave. – Roger & Soraida Wilson

Mrs. Donato has been retained by the Wilson's to represent their appeal. She explained that there is additional research to be done and requested a postponement to the February 23, 2022, meeting. A motion to grant the postponement was made by Mr. Borowski, seconded by Mr. Palinsky with all present at the meeting voting in favor.

Case # 021 – 107 Bond Ave. – Anthony Abruzzo

Doug Erb, representing the Lavallette Flood Plain Manager, commented that the name on the Appeal application is different from Mr. Abruzzo. It was verified that the home was purchased under the name of J. Madison, LLC.

Mrs. Donato, the applicant's attorney, explained that her client is a post-Sandy homeowner, however, she was able to gather the appropriate statistics. The re-assessed 2012 pre-damaged value of the home is \$174,830 and the documented repair costs totaled \$77,485. The Board accepted these calculations, and a motion was made by Mr. Shenewolf, seconded by Mr. Borowski to grant the appeal. Roll call vote: Shenewolf, yes; Borowski, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Emery, yes; Barletta, yes; Cataline, yes.

Case # 022 – 5 Princeton Ave. – Leonora D'Alonzo

Mrs. Donato, applicant's attorney, gave testimony that the re-assessed 2012 pre-damaged value of the property is \$358,800 and the documented repair costs totaled \$139,711. The Board accepted these calculations, and a motion was made by Mr. Cataline, seconded by Mr. Borowski to grant the appeal. Roll call vote: Cataline, yes; Borowski, yes; Shenewolf, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Emery, yes; Barletta, yes.

Case # 023 – 2302 Grand Central Ave. (Unit A) – Eleonora Cassella

Mrs. Donato, applicant's attorney, testified that the re-assessed 2012 pre-damaged value of the property is \$188,859 by applying the equalization ratio. The proof of repairs was substantiated at \$92,144. The Board accepted these calculations, and a motion was made by Mr. Palinsky, seconded by Mr. Barletta to grant the appeal. Roll call vote: Palinsky, yes; Barletta, yes; Borowski, yes; Shenewolf, yes; Calderaro, yes; Filippone, yes; Restaino, yes; Emery, yes; Cataline, yes.

Resolutions Memorialized:

Application # 02-2021, Michael Poole – 127 Elizabeth Ave., Block 61, Lot 10 – Expansion of non-conforming use – Denial

Application # 04-2021, Stacy & Gerald Donegan – 23 Elizabeth Ave., Block 23, Lot 28 – Construction of a third-story deck – Denial

Application # 05-2021, Brian Keller for Perry Lee – 22 Washington Ave., Block 14, Lot 25 – Construction of a third-story deck – Denial

Review & Approval of Minutes:

Mr. Borowski made a motion to accept the minutes from the Regular Planning Board meeting of December 8, 2021, seconded by Mr. Calderaro with all who were present at that meeting voting in favor.

New Business:

Mr. Brady addressed that Board to say that this will be his fortieth year in practice, and he has enjoyed every minute as Lavallette Planning Board Counsel.

Discussion:

There was a brief discussion regarding subdivisions. Mr. Brady confirmed that when a subdivision involves non-conforming lots adjacent to each other, Planning Board approval is required.

Adjourn:

Mr. Borowski moved to adjourn the meeting, seconded by Mr. Palinsky. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary