MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, November 9, 2022 – 7:30 P.M.

Roll Call: Anthony Cataline - present
                    John Borowski - present
                    John Bennett - absent
                    Len Calderaro - absent
                    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.
                    Millis Looney, PE, CME

Flag Salute: Mr. Cataline

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of November 9, 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.

Public Hearing:

Mr. Emery will sit for Mr. Bennett and Mr. Barletta will sit for Mr. Marino.

Application # 8-22, William and Joy Hein, 19 Westmont Ave. – Block 956, Lot 33

The property is located on the north side of Westmont Avenue approximately 293 linear feet east of the N State Highway Route 35 northbound intersection, in Residential District C. The property contains 4,000 sq. ft. The site currently contains a two-story dwelling.

The applicant is proposing to reconstruct the two-story dwelling and elevate it to meet flood plain management regulations.

Michele Donato, applicants' attorney, testified that her clients live in the Westmont Shores section of Lavallette and are requesting a variance for their front yard setback. Mrs. Donato added that the proposed plan is consistent with the pattern of development in the area.

Mrs. Joy Hein, 19 Westmont Ave., was sworn in and gave testimony that she purchased the home sixteen years ago. She currently lives in Hasbrouck Heights, NJ, and is planning to retire to their home in Lavallette. Mrs. Hein further explained that the house is seventy years old, and the proposed new dwelling will meet flood elevation standards. She further testified that the proposed plan:
- reduces lot coverage by removing the existing shed
- provides parking under the house
- will have four bedrooms and three baths
- corrected survey shows one driveway

There was further discussion about:
- one 12 ft. curb cut
- backyard paver patio
- new curb cut will allow access to parking under the house
- second story deck not allowed (plans will be revised to eliminate)

Gordon Gemma, Professional Planner, 68 Seneca Place, Oceanport, NJ, was sworn in and testified that the Hein's are seeking a C-2 variance whereby the benefit outweighs the burden and the variance would provide a better zoning alternative.

Mr. Gemma submitted:
- Exhibit A-1: Aerial photograph of Westmont Avenue with a red line marking the distance from the curb to the existing homes

Chairman Cataline opened the hearing for public comment at approximately 8:30 p.m. Hearing none, the public portion was closed.

A resolution to approve this application with conditions was moved by Mr. Barletta, seconded by Mr. Borowski. Roll call vote: Barletta, yes; Borowski, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Shenewolf, yes, Emery, yes; Cataline, yes.

Review & Approval of Minutes:

N/A

Resolution Memorialized:

Application # 6-22, Soo-Yung Lew, 114 Reese Ave. (Rear) – Block 34.02, Lot 21 - denial

New Business:

The 2023 meeting schedule was reviewed and finalized.

Discussion:

Westmont Shores front yard setback requirements.

<u>Adjourn</u>:

Mr. Borowski moved to adjourn the meeting, seconded by Mr. Barletta. The meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary