

**MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING
OF THE PLANNING BOARD
Wednesday, April 27, 2022 – 7:00 P.M.**

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

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 Regular meeting of April 27, 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. Marino and Mr. Barletta will sit for Mr. Shenewolf.

Substantially Damaged Determination Appeals:

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

Mrs. Donato, applicants' attorney, requested another postponement to the May 25 Planning Board Meeting. A vote to grant the postponement was moved by Mr. Barletta, seconded by Mr. Borowski. Roll call vote: Barletta, yes; Borowski, yes; Brice, yes; Calderaro, yes; Filippone, yes; Palinsky, yes; Restaino, yes; Emery, yes; Cataline, yes.

Chairman Cataline questioned Mrs. Donato about the continued postponements. She explained that the status of the front house is apparently not problematic. There are, however, significant legal issues regarding the validity of the substantial damage determination for the rear house.

Therefore, Mrs. Donato has requested further public records and has been in touch with the FEMA Regional Manager. She felt that we will be able to come to a decision by the May 25 meeting.

Case # 025 – 98 Newark Ave. - Gail Billings & Lloyd De Pope

Mrs. Donato informed the Board that she has recently been retained by the applicants to provide representation for this appeal. Therefore, she is requesting a postponement to the May 25 Board meeting.

A motion was made by Mr. Palinsky, seconded by Mrs. Filippone to grant a postponement to the May 25, 2022, meeting. Roll call vote: Palinsky, yes; Filippone, yes; Borowski, yes; Brice, yes; Calderaro, yes; Restaino, yes; Emery, yes; Barletta, yes; Cataline, yes.

Case # 026 – 141 Elizabeth Ave. – Leonard Abruzzo

Mrs. Donato, applicant's attorney, presented the re-assessed 2012 pre-damaged value of the building as \$233,320 with proof of repair costs at \$95,414. Therefore, the cost of repair is less than 50% of the pre-damage value of the building.

The Board accepted these calculations and the documentation presented, and a motion to grant the appeal was made by Mr. Palinsky, seconded by Mr. Barletta. Roll call vote: Palinsky, yes; Barletta, yes; Brice, yes; Borowski, yes; Calderaro, yes; Filippone, yes; Restaino, yes; Emery, yes; Cataline, yes.

Resolution Memorialized:

Application # 2-22, Michael & Bonnie Goldman Zoning Appeal – Decision of No Action

A motion to memorialize this resolution was made by Mr. Borowski, and seconded by Mr. Barletta. Roll call vote: Borowski, yes; Barletta, yes; Filippone, yes; Emery, yes.

Review & Approval of Minutes:

A motion was made by Mr. Borowski, seconded by Mr. Barletta to accept the minutes of the March 23, 2022, meeting. All who were present at that meeting voted in favor.

New Business:

N/A

Discussion:

Chairman Cataline asked the Board members if they would agree to having a Workshop Session. He explained that members could forward topics to the Board secretary in order to form an agenda. Mr. Borowski voiced his opinion that he is not in favor of any extra meetings. Mr. Calderaro felt that a Workshop Session would only be necessary if there was a problem. Mr. Brady thought that we could schedule a session to go over standards, etc., when we have a particularly light agenda for our Regular Meeting. Mr. Cataline concluded that members did not want to add a Workshop Session, but were in favor of Mr. Brady's suggestion. Mr. Brady offered to supply some topics.

Mrs. Filippone wished to have a discussion about changing existing properties to condo ownership. Mr. Brady responded that the Board doesn't get involved in ownership issues; our issues are land use. He further stated that the Board has no authority or obligation to enforce condo documents. He remarked that the form of ownership has nothing to do with us --- use is our issue.

There was a brief discussion regarding the handling of a recent Zoning Appeal application, Zoning Code guidelines and responsibility for oversight.

Adjourn:

Mr. Borowski moved to adjourn the meeting, seconded by Mr. Barletta. The meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary