

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

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

Richard Emery - present
Alex Barletta - absent

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 July 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:

Application # 4-22, Christopher & Judy Lee, 11 Magee Ave. - Block 9, Lots 16

Lynne Dunn, applicants' attorney, presented her slate of witnesses starting with Christopher Lee, owner of 11 Magee Ave. Mr. Lee was sworn in and gave testimony that he has owned the home for twenty-eight years and that it was built over 100 years ago. Currently, there is a basement.

Matt Hockenbury, PE, PP, president of MCH Engineering, LLC, of Toms River was sworn in and described both the existing configuration of the property and the proposed changes. After his testimony, there were discussions regarding:

- two rear decks
- off-street parking
- elevated showers
- moving the existing foundation

- eliminating some existing non-conformities
- structure coverage

Mr. Borowski pointed out that if they were to reduce the size of the lower deck, they would not need a variance.

Paul Rugarber, AIA, of PDR Designs, Pt. Pleasant Beach, was sworn in and presented testimony regarding the proposed improvements. There was discussion regarding:

- location of pool equipment
- number of bedrooms and baths
- placement of mechanicals
- ceiling height of garage

Chairman Cataline opened the meeting for public comment at approximately 7:45 p.m. and hearing none, the public portion was closed.

A motion to approve the application was made by Mrs. Filippone, seconded by Mr. Shenewolf. Roll call vote: Filippone, yes; Shenewolf, yes; Borowski, no; Calderaro, yes; Marino, yes; Palinsky, yes; Restaino, yes; Emery, yes; Cataline, yes.

Resolution Memorialized:

N/A

Review & Approval of Minutes:

All who were present at the Regular Planning Board meeting of July 22, 2022, voted to approve the minutes.

New Business:

Discussion:

There was discussion regarding:

- Number of adjournments permissible
- Requirements for re-notice
- Fees charged to applicants whose first application is denied
- Accessory buildings requiring Zoning approval
- Outdoor kitchens

Mrs. Filippone informed Board members of a new ordinance being adopted regarding the new FEMA substantial improvement regulations

Adjourn:

Mr. Borowski moved to adjourn the meeting, seconded by Mrs. Filippone. The meeting was adjourned at approximately 8:10 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary