



BOROUGH OF LAVALLETTTE

PLANNING BOARD

1306 Grand Central Avenue

Lavallette, NJ 08735

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2012 & 2013 ANNUAL REPORT

Name	Appl. #	Block	Lot	Zone	Type	Granted	Denied	Withdrawn
Gasko, Michael	1-12	24	2	R-A	Use, Bulk			X
Atno, Steve & Kim	2-12	41.01	14	R-A	Use, Bulk	X		
Jordan, Michael	3-12	1113	46	R-C	Use, Bulk	X		
Lally, Richard & Jane	4-12	36.02	21	R-A	Bulk	X		
Cella, Frank & Marie	5-12	959	26/26.01	R-B	Use, Bulk	X		
Tuscano, James & Mattos, Jean	6-12	1115	11 – 13	R-C	Minor Sub			X
Brennan, John (Estate of George Hoppe)	7-12	17	32.5	R-B1	Use			X
RIMS Associates	8-12	60	14	R-A	Use	X		
Zarrilli for Curran	9-12	17	16.01	R-A	Bulk			X

In Summary:

Application #2-12: a two-family and a single-family dwelling – resolution approved converting the front dwelling to a two story sing-family with bulk variances (109 New Brunswick Ave.)

Application #3-12: an undersized lot proposing to reconstruct the 2nd story within the existing first story footprint – resolution approved expansion of non-conforming lot with bulk variances (217 Westmont Ave.)

Application #4-12: proposed removal of existing rear deck to construct a 1st and 2nd floor addition – resolution approved alterations to non-conforming structure with bulk variances (114 Magee Ave.)

Application #5-12: oversized lot proposing to remove existing outside shower and construct an enclosed elevator to 2nd floor – resolution approved construction of enclosed elevator with bulk variance (175 Pershing Blvd.)

Application #8-12: two structures over 18 inches build on non-conforming lot without prior approval – resolution approved to allow structures to remain (131 Princeton Ave.)

Name	Appl. #	Block	Lot	Zone	Type	Granted	Denied	Withdrawn
Rizzo, Joseph	1-13	50.02	32	R-A	Use, Bulk		X	
Herman, Natalie & Wojciechowski, Frank	2-13 EXP	42.02	26	R-A	Use	X		
Abajian, Charlotte (Zoning Appeal)	3-13	956	9	R-C	Appeal		X	
Reinhardt, George & Karen	4-13	41.01	6	R-A	Use	X		
Apsey, Denise & William	5-13 EXP	35.02	23	R-A	Use	X		
Hoagland, Edward	6-13	48.01	12	R-A	Use	X		
NVR Holding Co.	7-13	35.01	12,14,16	R-A	Use		X	
Malzone, Christopher & Janet	8-13	50	8	R-A	Use, Bulk	X		
Cibischino, Rolando & Maureen	9-13	45.02	20	R-A	Use		X	
Gilhooley, Michael & Deborah	10-13	33.02	21.02	R-A	Use, Bulk	X		
DiGiovanni, Suzanne	11-13	34.01	4.02	B-2	Bulk	X		
Matthaei, William & Veronica	12-13	32.02	29	R-A	Bulk, Height	X		
Lanza, Anthony & Phyllis	13-13	25	17	R-A	Use	X		
Apsey, Denise & William	14-13	35.02	23	R-A	Use, Bulk	X		
Pontoriero, Dominick	15-13EXP	46.01	10	RA	Use	X		
Hayes-Del Tufo, Janet	16-13EXP	32.01	10	RA	Use	X		
Mills, Robert & Maureen	17-13	32.02	28	RA	Use, Bulk	X		
Fox, Patricia & Tizik, Paul	18-13	25	5	RA	Use	X		
Howell, Wayne & Lisa	19-13	30.02	23	RA	Use, Bulk	X		
Davis, William & Elizabeth	20-13	21	12	RA	Use		X	
DelliSanti, Phillip & Francine *	21-13	54	1.02	RA	Use		See Note	
Lavallette Hardware (Shoemaker)	22-13	17	29 & 30	B-1	Mixed Use	X		
Birmingham, William & Donna	23-13	2	28	RA	Use		X	
Gallo, Emilio (Vallata Gardens, LLC)	24-13	35.01	8	R-A	Use		Incomplete	
Botti, Rick & Tracy	25-13	20	25		Use	X		
Russo, Joseph & Teresa	26-13EXP	1115	2		Use	X		
Brunt, Irene *	27-13	62	7.02		Use, Bulk		See Note	
Furey, Timothy & Karen *	28-13EXP	22	13		Use		See Note	

In Summary:

On March 11, 2013, Resolution Number: 2013-107 policies and procedures were adopted to assist non-conforming structures and uses in the rebuilding process. A Checklist for Storm Reconstruction Zoning Permit Applications for Non-Conforming Structures & Uses was also adopted in order to expedite appropriate applications.

The letters EXP next to the Application # indicates an expedited hearing (fast track).

Application #1-13: existing two-family dwelling to be demolished and rebuilt on existing foundation, enlarging the building beyond the existing footprint – resolution to deny the expansion of this non-conforming use (2307 Baltimore Ave.)

Application #2-13 EXP: repair and restore flood damaged existing non-conforming structure within the same footprint – resolution to approve restoration and repair (119 Virginia Ave.)

Application #3-13: appealing the determination of the Lavallette Zoning Officer regarding property at 22 Haddonfield Ave. – after being carried from June 13 to June 27 to July 25, resolution to deny, without prejudice (22 Haddonfield Ave.)

Application #4-13: demolish and replace an existing non-conforming use and structure adding 54 sq.ft. to the front of the building – resolution to approve with conditions (101 New Brunswick)

Application #5-13 EXP: demolish and rebuild flood damaged rear cottage within the same footprint – resolution to approve (116 Vance Ave. Rear)

Application #6-13: demolish the storm damaged front one-story dwelling and construct a new two-story elevated modular home – resolution to approve with conditions (107 Elizabeth Ave.)

Application #7-13: change the layout of the residential portion of this mixed use structure, adding bedrooms and a kitchen utilizing current deck - resolution to deny this expansion (111 Magee Ave.)

Application #8-13: demolish storm damaged two-family home and construct and elevate a new two-story modular duplex with an expansion of approximately 50 sq. ft. – resolution to approve with conditions (103 Trenton Ave.)

Application #9-13: demolish storm damaged rear one-story condominium and construct and elevate a new two-story structure – resolution to deny this expansion (113B New Jersey Ave.)

Application #10-13: demolish storm damaged two-story frame dwelling on 2,500 sq. ft. lot and construct and elevate a new two-story single family dwelling with garage below – resolution to approve with conditions (114A President Ave.)

Application #11-13: demolish storm damaged 1 ½ story single family dwelling on 1,750 sq. ft. lot and construct and elevate a new 2 ½ story single family dwelling – resolution to approve with conditions (101A Vance Ave.)

Application #12-13: demolish storm damaged two-story, single family on a 4,624 sq.ft. lot and construct and elevate a new two-story, single family with garage below – resolution to approve with conditions – height variance denied – (505 Bay Blvd.)

Application #13-13: repair and elevate storm damaged two-story, two-family dwelling, within the same footprint, increased square footage to expand existing kitchen – resolution to approve with conditions (14 Trenton Ave.)

Application #14-13: repair and elevate storm damaged front dwelling by constructing a 162 sq. ft. second story addition – resolution to approve with conditions (116 Vance Ave. Front)

Application #15-13: demolish, reconstruct and elevate storm damaged front dwelling within the same footprint – resolution to approve – (105 Jersey City Ave.)

Application #16-13 EXP: demolish, reconstruct and elevate storm damaged rear two-story, one-family dwelling within the same footprint – resolution to approve with conditions (105 President Ave. Rear)

Application #17-13: alteration and elevation of storm damaged two-story dwelling with garage below on a 5,500 sq. ft. lot – resolution to approve with conditions (501 Bay Blvd.)

Application #18-13: demolish, reconstruct and elevate storm damaged one-story one family front dwelling and two-story, two-family rear dwelling with a two-story, single family front dwelling and one-story, single-family rear dwelling – resolution to approve with conditions (2 Trenton Ave.)

Application #19-13: demolish, reconstruct and elevate storm damaged two-story, one-family dwelling with garage below on a 2,557 sq. ft. lot – resolution to approve with conditions (301 Bay Blvd.)

Application #20-13: alteration, elevation, and expansion of storm damaged 1 ½ story, one-family front dwelling – resolution to deny (property consists of 3 dwelling units) (7 Princeton Ave.)

Application #22-13: construct a second story residential apartment above the hardware store and enlarge the existing garage – second story to include an office, workshop, and a residential apartment – resolution to approve mixed use and bulk variances with conditions (1601 Grand Central Ave.)

Application #23-13: demolish, reconstruct, elevate, and expand a two-story, multi-family dwelling increasing ground coverage and square footage – resolution to deny (23 White Ave.)

Application #24-13: demolish, elevate, and reconstruct a two-story, four-family dwelling to be relocated within the setback limits – application incomplete as of January 23, 2014 (103 Magee Ave.)

Application #25-13: demolish a one-story condominium, elevate and reconstruct a two-story single-family condominium – resolution to approve with conditions (22A New Jersey Ave.)

Application #26-13EXP: demolish, elevate, and reconstruct the east dwelling within the same footprint – resolution to approve (204 Bryn Mawr Ave.)

*Note: Application # 21-13, Application #27-13, and Application #28-13EXP hearings are scheduled for 2-27-14