

**MINUTES**  
**BOROUGH OF LAVALLETTE**  
**REGULAR MEETING OF THE PLANNING BOARD**  
Wednesday, March 26, 2025 – 5:00 P.M.

**ROLL CALL:**

Alex Barletta – present	Joseph Palinsky – present
John Bennett – present	Thomas Restaino – present
Anthony Cataline – present	George Shenewolf – present
Joanne Filippone – present	Mary Chyb – present
Jennifer Hartman-Sica – absent	Jennifer DeRienzo – present
Vincent Marino – present	

Also Present: Terry F. Brady, Esq. and Michael Goldstein, PE, PP, CFM

**Flag Salute:** Chairman Cataline

**Public Notice Announcement:**

*This is the Borough of Lavallette Planning Board Regular meeting of March 26, 2025. 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 Clerks 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 Hearings:**

- **Application # 11-2024 – 506 Grand Central Ave., 506 Grand Central LLC, Block 32.01, Lot 4**

**2. Application:**

The applicant is proposing to demolish the existing improvements, then construct a 6,638 S.F. mixed use building, composed of two commercial units on the first floor, one commercial office and one apartment dwelling on the second floor, with two off street parking spaces proposed for the dwelling unit. The applicant has sought D (3) variance relief, and will also require D (1), D (2), D(4), setback and building height variance relief.

The applicant's attorney, Michael S. Rubin, Esq., stated that the construction of a structure with mixed uses, deviation from the conditional use on the property, as well as floor area ratio variance, setback and height (c) variances brought them to the planning board meeting. He will have 3 witnesses; the owner, Architect and a Professional Planner.

**Witnesses for the applicant:**

1. Sal Conte, owner, Marcy Ave, East Orange, NJ, discussed the following:
  - a. Preserve downtown Businesses in Lavallette
  - b. Small retail business – 2- on the first floor
  - c. Second floor – one residential apartment for year round rental and an office for his business

- d. Demo the existing building and build new construction
- e. Architectural details
- f. Site plan details, storage, trash area and cans, parking, piles, grade beam by PE
- g. Flood clarification
- h. Elevator

2. Michael Melillo, RA; 402 Higgins Ave., Brielle, NJ, discussed the following:

- a. Aesthetics, timeless design
- b. Height
- c. At grade comparison of buildings
- d. Lighting, down lighting
- e. Attic space
- f. Entrances
- g. Bathrooms
- h. Square footage
- i. Parking spaces – 2
- j. Egress locations
- k. Checklist items to check
  - i. Clarification of from the Township Engineer, Michael Goldstein. Clarification from Michael Goldstein, PE as to variances for the board members
    - 1. D 3 – conditional use; D1 principle structure use; 4 units, not 4 uses. Multiple uses are allowed, but if 1 use is residential, cannot have greater than 2 uses
    - 2. Storm water management; 4” from roof to NJDOT (owner to comply as needed)

3. Christine Nazzaro Cafone, PP; Red Bank, NJ, discussed the following:

- a. In B2 Zone, spoke with the Township Engineer for clarity.
- b. Review of e-code section 90-56
- c. Strong corner property
- d. Parking
- e. Municipal land use law review 40:55 (d2)
- f. Desirable visual element
- g. Efficient use of land
- h. Positive criteria; Public good, zone plan, jobs, tourism, expansion of business district, small scale development
- i. Negative – none noted

4. Questions from the Board Members addressed regarding
  - a. Checklist waivers
  - b. Soil erosion plan
  - c. Traffic
  - d. Future use
  - e. Clarification from the Township Engineer, Michael Goldstein regarding a conditional use variance and applications are very specific regarding use
  - f. Height is a C variance and not a negative detriment of the use variance

Chairman Cataline opened the hearing for public comment.

- Joanne Filippone gave additional information regarding units vs. uses in the business zone.
- John Buzzy, 504 Grand Central Ave., discussed:
  - Next door
  - Elevations of building
  - If sold and future use
  - In support of application
- John Steffen, 100 President Ave, discussed in support of application

Board Discussion

- a. Height of turret feature
- b. Use of commercial
- c. Movement of interior walls possible
- d. Landmark
- e. 2 small businesses compared to 1 large business
- f. Square footage no problem
- g. Commends applicant on structure design, nice improvement
- h. Well thought out
- i. Trash and storage indoors a positive feature
- j. Beautiful application

After Board deliberation, a motion to approve the application was made by Mr. Bennett, seconded by Mr. Marino. Roll call vote: Bennett, Aye; Marino, Aye; Barletta, Aye; Palinsky, Aye; Restaino, Aye; Shenewolf, Aye; Cataline, Aye.

Mr. Brady summarized the vote; 7 to approve and 0 to deny. Affirmative proofs have been presented and the application is approved.

**Resolutions memorialized:**

Application # 14-2024 – Patricia and James Dolan, 169 Pershing Boulevard, Block 959, Lot 23 – permit grading and retaining walls in side and rear yards. – Denied – Motion to Deny – 5 Aye, 0 Nay, 1 Abstain, 1 Absent, 0 not eligible.

Application # 16-2024 – Catherine and Kenneth Meiser, 13 Brown Avenue, Block 10, Lot 18 – Proposed construction to existing dwelling, convert front into an enclosed porch – Approved with Conditions – Motion to Approve – 8 Aye, 0 Nay, 1 abstain.

**Review and Adoption of Minutes:**

- Planning Board Meeting of February 26, 2025.

--All votes were in favor of accepting the minutes, none opposed, none abstained.

**Old Business:**

- None

**New Business:**

- Next meeting April 23<sup>rd</sup>

**Correspondence:**

- NJPP Newsletter Jan/Feb 2025

**Discussion:**

- None

**Adjourn:**

On motion by Mr. Cataline, seconded by Mr. Barletta the meeting was adjourned at 6:45 pm. All in favor of adjournment.

Respectfully submitted,  
C. Nunziato, Secretary