

MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, April 23, 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 – present	Jennifer DeRienzo – present
Vincent Marino – present	

Also Present: Terry F. Brady, Esq. and Robert Chankalian, PE, CME

Flag Salute: Chairman Cataline

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of April 23, 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 # 1-2025 – 243 Westmont Ave., Angel Gonzales, Block 1113, Lot 33**

2. Application:

The applicant intends to raise & renovate the home and seeks variance relief for building height. The proposed ground floor will be composed of storage space flanked with garage space to the east and west. The shed will be eliminated, and an inground swimming pool is proposed. The applicant will require variance relief for dwelling to accessory structure / pool setback.

The applicant's attorney, Gregory Hock, Esq., stated that the purpose of the application was for setback and height (c) variances. Elevating the home will bring the property into Flood compliance and provide off-street parking.

Witnesses for the applicant:

1. Matthew C. Hockenbury, PE, PP, of MCH Engineering Inc., who was sworn in and reviewed the existing conditions and the proposed changes to the property. Also spoke for the architect who was unable to be at the meeting. Presentation regarding:
 - a. Plot plan and location of home, neighbors, irregular lot
 - b. Square footage
 - c. Paver walk/drive
 - d. Finish floor elevation
 - e. Non-conforming setbacks
 - f. Stairs to driveway

- g. Parking
- h. AC location
- i. 9' x 20' pool
- j. Floor system above garage and interior steps
- k. Front set back
- l. Height
- m. Removal of shed
- n. Reviewed existing nonconformity
- o. Removal of 6 of the 8 non-conformities on property
- p. BFE at 8'
- q. NJ state recommendations changing?
- r. Foundation

Matthew Hockenbury presented photos (exhibit A-1) for reference to the portion of the roofline that put the home over.

Questions from the Board Members addressed regarding

- a. Proposed height and garage ceiling height
- b. Garage slab raised
- c. Can lower slab 4"
- d. Height of utility area
- e. Driveway width, one to two
- f. Roll over curbs on street
- g. NE home to the left on the photo height
- h. Fencing around pool
- i. Setback review from Bob Chankalian, PE, CME
- j. Driveway
- k. 2 garage doors, 2 ten foot drives
- l. Pool to bulkhead distance
- m. Pool on helical posts

Chairman Cataline opened the hearing for public comment.

- none

Board Discussion

- a. collar ties
- b. options for driveway cuts
- c. thank you

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

Mr. Brady summarized the vote; 8 to approve and 0 to deny. The application is approved with conditions.

- **Application # 4-2025 – 169 Pershing Blvd., James and Patricia Dolan, Block 959, Lot 23**

The applicant is seeking variance relief to permit the grading and retaining walls installed in the side and rear yards of the property.

A. Barletta recused himself, M. Chyb sit on this application for him. J. Hartman-Sica not owner at the time of home near applicant.

The applicant's attorney, Gregory Hock, Esq., stated the changes/ modifications to the application. Impervious coverage has been removed to decrease coverage. The purpose of the application was for grading and retaining walls on side and rear yards.

Witnesses for the applicant:

1. Matthew C. Hockenbury, PE, PP, of MCH Engineering Inc., who was sworn in and reviewed the existing conditions and the proposed changes to the property. Presentation regarding:
 - a. Prepared the DEP plan
 - b. Also speaking for Mr. Wheaton, the architect.
 - c. 2 separate driveways
 - d. Deck with open area under
 - e. Retaining walls
 - f. 3 variances; structural coverage, no change to grade, 90-79D retaining wall
 - g. Compared coverage less than 18" above the curb and greater than 18" above the curb.
 - h. Grading and drainage by architect
 - i. Flooding on WPI
 - j. Bulkhead
 - k. DEP waiver garage
 - l. Rain runoff
 - m. Paver drive, decrease driveway
 - n. Character of neighborhood
 - o. Street elevation

Questions from the Board Members addressed regarding

- Curb cut
- Retaining wall near fence
- County work on WPI
- Telephone poles and driveway cut position

Chairman Cataline opened the hearing for public comment.

- none

Board Discussion

- a. as built showing final elevation for zoning approval
- b. two 10' cuts for driveway

After Board deliberation, a motion to approve the application with conditions was made by J. Hartman-Sica, seconded by J. Filippone. Roll call vote: Barletta, not eligible; Filippone, Aye; Bennett, Aye; Hartman-Sica, Aye; Marino, Aye;; Palinsky, Aye; Restaino, Aye; Shenewolf, Aye; Cataline, Aye; Chyb, Aye.

Mr. Brady summarized the vote; 9 to approve and 0 to deny and one not eligible. The application is approved with conditions.

- **Application # 5-2025 – 118 New Brunswick Ave., Anthony and Nanci Ray, Block 42.02, Lot 25**

The applicant seeks to maintain the non-conforming two-family use of the dwelling and proposes an alteration to the structure coverage, eliminating the outdoor shower and installing two central air conditioning condenser units in its place. The non-compliant structure coverage is proposed to be altered but not intensified.

The applicant's attorney, Lynne A. Dunn, Esq., applicant's attorney of HDDS, PC, opened with summary of one of the last applicant with non-conforming 2 family with an AC addition.

Board Discussion

- a. AC not changing the use on the property
- b. 1992 use resolution discussed by L. Dunn, ESQ.
- c. Make sure application is not increasing the non-conformity

Witnesses for the applicant:

1. Matthew C. Hockenbury, PE, PP, of MCH Engineering Inc., who was sworn in and reviewed the existing conditions and the proposed changes to the property. Presentation regarding:
 - a. RA zone
 - b. Elevated 2 story
 - c. Existing non-conforming

Questions from the Board Members addressed regarding

- none

Chairman Cataline opened the hearing for public comment.

- None

After Board deliberation, a motion to approve as submitted was made by J. Bennett, seconded by A. Barletta. Roll call vote: Barletta, Aye; Bennett, Aye; Marino, Aye; Palinsky, Aye; Restaino, Aye; Shenewolf, Aye; Cataline, Aye.

Mr. Brady summarized the vote; 7 to approve. The application is approved as submitted.

Resolutions memorialized:

Application # 11-2024 – 506 Grand Central Ave, 506 Grand Central LLC, Block 32.01, Lot 4 – demo existing/new construction, mixed use; two commercial on first floor, one commercial office and one apartment dwelling on second floor. D(3), D(1), D(2), D(4) variances, setback and building height relief – approved.

Review and Adoption of Minutes:

- Planning Board Meeting of March 22, 2025.

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

Old Business:

- Closed session: At approximately 6:45pm. The Board entered into Closed Session. A motion to adjourn the closed session was made by A. Barletta,
And seconded by J. Bennett. All in favor.

The Closed Session was adjourned at approximately 7:17pm.

- A motion to return to the regular public meeting was made by A. Barletta, seconded by A. Cataline. All in favor, none opposed, and none abstained.

New Business:

- Next meeting May 28th

Correspondence:

- None

Discussion:

- None

Adjourn:

On motion by A. Barletta, seconded by J. Bennett the meeting was adjourned at 7:18 pm. All in favor of adjournment.

Respectfully submitted,
C. Nunziato, Secretary