

MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, May 28, 2025 – 5:00 P.M.

ROLL CALL:

Alex Barletta – present	Vincent Marino – present
John Bennett – present	Joseph Palinsky – present
Anthony Cataline – present	Thomas Restaino – present
Joanne Filippone – present	Mary Chyb – present
Jennifer Hartman-Sica – absent	Jennifer DeRienzo – 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 May 28, 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.

Joanne Filippone nominated Alex Barletta as Vice-Chairman, seconded by John Bennett. Roll call vote: All in favor with an Aye vote.

Public Hearings:

- **Application # 2-2025 – 10 Sturgis Rd, Gerri and Patrick Ryan, Block 964, Lot 2**

Site Description:

The property is situated in Residential District B, along the south side of Sturgis Road, 260FT. from Dickman Dr. and 160 FT. from Newark Ave. The lot currently contains a raised single-family two-story dwelling with a front porch, a paver drive, raised deck, and a stone yard. To the east, west and south, are single family dwellings.

Application:

The applicant seeks setback variance relief to install an 11 foot by 29-foot inground pool.

*[reference Engineering review letter](#)

The applicant's attorney, Gregory Hock, Esq., stated that the applicant has an unusual lot shape and is asking for relief in the setbacks to install an in ground pool.

Witnesses for the applicant:

1. Robert Burdick, Principal of RC Burdick, PE, PP, PC out of Pt. Pleasant Beach to highlight the revisions in the architectural plans and explain the variances being requested as:
 - a. Setbacks – rear and home to pool
 - b. 4' fence & vegetation at the lot in person to compare locations for the pool
 - c. Separate to house – prevents jumping into the pool from the deck
 - d. Selected in the location given the lot shape
 - e. 6' fence in rear
 - f. Apron of pool to be concrete
 - g. Storm water will not drain toward the rear neighbor
 - h. Aesthetically improves the property
 - i. Complies to MLUL

Questions from the Board Members addressed regarding

- a. Rear drainage
 - b. Other options for the pool location
 - c. Distance between deck and west property line
 - d. Moving the fence
 - e. Pool size
 - f. Concrete
2. Geri Ryan of 10 Sturgis Rd was sworn in and gave testimony regarding the application.
 - a. Agree with Board Members
 - b. Trees of the neighbors
 - c. Pool location
 - d. Planning

Chairman Cataline opened the hearing for public comment.

- None

Board comments & questions:

- a. Pool size, shape
- b. Zoning ordinances for a reason – safety included
- c. Property line
- d. Consider amended plan next month
- e. Location of pool

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

Mr. Brady summarized the vote; 9 to carry the application to next month.

Application # 3-2025 – 110 Ortley Ave., Brian and Jenna Quinn, Block 28.01, Lot 15

- **Site Description – plans for a half story above second story, denied by Zoning Official**
- **Application:**
 - **Appeal of Zoning Denial. 90-24C(1), half story to be only used for storage or mechanical. Development above the 2nd story not approved.**

The applicant's attorney, Michele Donato, Esq., stated that the applicant is appealing a zoning permit. She described the lot, home design, notice has been provided to neighbors. Michele Donato shared packets with the board members containing 16 Exhibits;

- a. including photographs, application,
- b. definition of half story from Ordinance,
- c. denial of permit 12/18/24,
- d. Dario Architecture proposed new construction for Quinn Residence dated 11-12-24, 11 pages of plans

Witnesses for the applicant:

1. Brian Quinn of 283 Willis Ave, Hawthorne, NY, owner of the property
 - a. History prior to coming to Land Use Board
 - b. Current condition of lot
2. John Burgdorfer of Morgan Architecture, RA, 130 Central Ave., Island Heights, NJ
 - a. Expert in FL, NY, PA, NJ
 - b. Proposed vertical component to exterior
 - c. Adjacent to stairwell
 - d. Increase light into house
 - e. Half story
 - f. Windows

Board discussion:

- a. Second floor and half story
- b. Number of denials – 4, changes
- c. Height
- d. Flood zone: BFE 7' (M. Goldstein, PE, PP, CFM)

- e. Plans in owners possession
- f. Storage
- g. Attic space under the Mansard roof
- h. Attic access
- i. Egress

3. Matthew Wilder, PP, PE, of Morgan Engineering, 137 Central Ave., Island Heights, NJ

- a. Height
- b. Vaulted ceiling
- c. Rooftop deck

Chairman Cataline opened the hearing for public comment.

1. S. Lee of 108 Ortley Ave, Lavallette, NJ

- a. Neighbor
- b. Roof top deck concern

Board discussion:

- a. Clarification of denial
- b. Vaulted ceiling vs. half story
- c. Roof access
- d. Uphold denial or reverse

After Board deliberation a motion was made by A. Barletta to reverse the zoning denial, seconded by A. Cataline. Roll call vote: Barletta, Aye; Bennett, Aye; Filippone, Aye; Hartman-Sica, abstain; Chyb, Nay; Marino, Aye; Palinsky, Aye; Cataline, Aye.

Affirmative proofs have been presented and the application is approved. Seven (7) Aye, one (1) Nay, and one (1) abstain.

Resolutions to be memorialized:

- **Application # 1-2025 – 243 Westmont Ave., Angel Gonzales, Block 1113, Lot 33**

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.

A motion was made by A. Barletta to accept the resolution; approved with conditions, seconded by J. Filippone.

--All votes were in favor, none opposed, and two abstained.

- **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 motion was made by J. Harman-Sica to accept the resolution; approved with conditions, seconded by J. Filippone. --All votes were in favor, none opposed, one not eligible.

- **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.

A motion was made by J. Bennett to accept the resolution; approved with conditions, seconded by A. Barletta. --All votes were in favor of accepting, none opposed, none abstained.

Review and Adoption of Minutes:

- Planning Board Meeting of April 23, 2025.

A motion was made by A. Barletta to accept the minutes, seconded by J. Bennett.

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

A motion was made by A. Barletta to accept the closed session minutes, seconded by V. Marino.

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

Review and Adoption of ordinances

- shared from Councilwoman Filippone - #1275,1276,1277,1280,1278

A motion was made by A. Barletta to accept the ordinances, seconded by J. Palinsky. Roll call vote: Barletta, Aye; Bennett, Aye; Filippone, abstain; Hartman-Sica, Aye; Chyb, Aye; DeRienzo, Aye; Marino, Aye; Palinsky, Aye; Restaino, Aye; Cataline, Aye.

Old Business:

- review escrow fees

New Business:

- Next meeting June 25th

Correspondence:

- None

Discussion:

- None

Adjourn:

On motion by Mr. Barletta, seconded by Mr. Bennett the meeting was adjourned at 7:15 pm. All in favor of adjournment.

Respectfully submitted,
C. Nunziato, Secretary