

MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, September 24, 2025 at 5:00 p.m.



ROLL CALL:

Alex Barletta – present
John Bennett – present
Anthony Cataline – present
Mary Chyb – present

Jennifer DeRienzo – present
Joanne Filippone – present
Jennifer Hartman-Sica – absent
Vincent Marino – present

Joseph Palinsky – present
Thomas Restaino – absent
Mark Speaker - 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 September 24, 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 #9 – 2025 – 19 New Jersey Ave., Sean and Nicole Crawford, Block 19, Lot 24**

Site Description:

The property is situated in Residential District A, along the north side of New Jersey Avenue, approx. 250 feet from Route 35 North. The 5,000 square foot lot contains a two-story, single-family dwelling, with a front and rear porch. The front yard contains a paver driveway surrounded by decorative stone. The rear yard contains a bar/shed, an outdoor shower enclosure, and an inground swimming pool surrounded by a paver patio.

Application:

The applicant has replaced an existing shed on the property with the bar/shed shown on the plan. The lot is currently subject to existing non-conformities due to structure coverage and dwelling setbacks. The applicant seeks variance relief to alter the structure coverage & will also need variance relief for the accessory structure (shed) size and setback.

Michele Donato, Esq. opened the application with an explanation of how the applicant ended up here and the conditions on the property which they are asking for relief. The application will decrease the coverage to 1% over the allowable. The shed was based on information from the pool contractor.

Witnesses for the applicant:

1. Mr. Crawford, applicant, 19 New Jersey Ave., NJ, discussed the following:
 - a. Summer home, bought in 2021
 - b. Added pool, pavers, shed – pool contractor informed could replace 100 SF for 100 SF
 - c. NOV after shed without permit, never received, went to town
 - d. J. Deutsch assisted on approval process, hired M. Donato
 - e. Never rent
 - f. Survey with coverage, hired MCH

Board Discussion:

- a. Moving of shed? Yes, if approved we will move the shed to comply with the setbacks, 3 ft.
 - b. Plot plan for pool, shed to be removed vs. replaced
 - c. Shed and pool distances
 - d. Use of shed, no cooking, no water, no electric
 - e. Garage on property? Yes
 - f. Exhibit B-1 plot plan from T. Brihn (Plot Plan for proposed swimming pool, Designs by Faith consulting, LLC, 10/17/2023, zoning approval pool only 11-14-23)
 - g. Size of shed
2. Michael Hockenbury, PE, PP, BSCE; MCH Engineering, Inc., Toms River, NJ
 - a. October 17th, 2023 Plot Plan, Exhibit A-1
 - i. 8 x 12 shed 3' off the property line
 - ii. "Existing metal shed to be removed" note
 - b. Exhibit A-2, MCH Engineering Resume
 - c. Exhibit A-3, Photos
 - d. Exhibit A-4 Aerials from drone
 - e. RA Zone
 - f. Shed location, property description
 - g. Existing non-conforming conditions present
 - h. Survey tolerance
 - i. Curb cut
 - j. Coverage
 - i. Building
 - ii. Combined
 - k. Removal of large portion of paver driveway
 - l. Removal of half of the front porch, keep stairs to paver walk to street

- m. Removal of rear porch and stems
- n. Eliminates two of the existing non conformities
- o. Willing to relocate the shed, no power, no water
- p. Proposing to decrease coverage and eliminate combined coverage overage improving the aesthetics.
- q. Light, air and open space
- r. Looking to grant variance based on C(2)
- s. Runoff / drainage
- t. Bar shed

Board Discussion:

- a. Fastening shed for wind per building permit
- b. Moving shed, no power, no water (Condition)
- c. Removing pavers, porch rear and half of front (condition)

Chairman Cataline opened the hearing for public comment.

- none

After Board deliberation, a motion to **approve** the application **with conditions (MCH plot plan 4/29/2025)** was made by Mr. Barletta, seconded by Mrs. Filippone. Roll call vote: Barletta, Aye; Mrs. Filippone, Aye; Bennett, Nay; Chyb. Aye; DeRienzo, Nay; Marino, Aye; Palinsky, Aye; Mrs. Hartman-Sica, Ab; Mr. Restaino, Ab; Mr. Speaker, Aye; Cataline, Nay.

Roll call vote, seven (7) votes in favor, two (2) against. Affirmative proofs have been presented and the application is approved with conditions.

At 6:10 pm 5 min break

Resolutions to be memorialized:

- **Application #8 – 2025 – 227 Westmont Ave., Janine and Steve Kolinsky, Block 1113, Lot 41**
 - The applicant requests a second time extension on his Resolution of Approval dated July 26, 2023.

Application was shared and deliberated. A motion to approve the time extension was made by John Bennett and seconded by Alex Barletta. Roll call vote, all votes were in favor. The motion passes.

- **Application #10-2025 – 2406 & 2406A Oceanfront Ave., MGC Development, LLC, Block 25, Lot 3, RA zone**
 - The applicant proposed a minor subdivision, splitting the ninety-foot-wide lot into two equal lots fronting the oceanfront. The variance relief for lot area and lot width was approved with conditions.

Application was shared and deliberated. A motion to approve with conditions was made by Alex Barletta and seconded by Anthony Cataline. Roll call vote, all votes were in favor. The motion passes.

Review and Adoption of Minutes:

- Regular Planning Board Meeting of August 27, 2025.

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

All votes were in favor, none opposed, and one abstained.

Old Business:

- Discussion on application #7-2025 – 115 Magee Ave. to reconsider the decision reached by the board. A motion was made by J. Filippone to deny the request by the attorney of application #7 – 2025 for reconsideration, seconded by A. Barletta. Nine votes were in favor, none opposed and two abstained.

New Business:

- Next meeting October 22, 2025

Correspondence: (on file in the Planning Board Office for your review)

- None

Discussion:

- REAL (NJ resilient Environments and Landscapes program) discussion of potential recommendations regarding the future of the building recommendations.

Adjourn:

On motion by Mr. Barletta, seconded by Mr. Bennett the meeting was adjourned at 6:15 pm. All in favor of adjournment.

Respectfully submitted,
C. Nunziato, Secretary