



MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, May 27, 2026 at 5:00 p.m.

ROLL CALL:

- | | | |
|----------------------------|-------------------------------|---------------------------|
| Alex Barletta – present | Jennifer DeRienzo – present | Joseph Palinsky – present |
| John Bennett – present | Joanne Filippone – present | Thomas Restaino – present |
| Anthony Cataline – present | Jennifer Hartman-Sica– absent | Mark Speaker – present |
| *Mary Chyb – present | Vincent Marino – present | *voting for absent member |

Also Present: Mr. T. Brady, Esq., Mr. M. Goldstein, PE, PP, CFM

Call to Order

The regular meeting of the Lavallette Planning Board was called to order by Chairman A. Cataline at 5:00 PM. The meeting opened with the Pledge of Allegiance.

Roll Call

- The Board Secretary conducted the roll call, and a quorum was established.
- The Chair, A. Cataline, called the meeting to order. The Secretary conducted the roll call.
- C. Nunziato read the public notice announcement as required by Chapter 231, Public Law 1975, the Open Public Meetings Act (Sunshine Law), confirming that adequate notice of the meeting had been provided.

Public Hearings:

Application #14 – 2025, 244 Bryn Mawr Ave., Patricia Cashman and Lyons, Block 1115, Lot 22

- Jen DeRienzo recused themselves from the application due to owning property within 200 feet.
- Harvey O. York, Esq., represented the applicant and presented the application to elevate the existing home to mitigate flooding, requiring height and coverage variances.
- Patricia Cashman, applicant and co-owner, was sworn in and testified regarding the history of major flooding at the property.
- Exhibits A1 (March 2025 internal flood photo) and A2 (January 2024 external flood photo) were submitted and reviewed.

WITNESSES

1. **Stuart Challoner**, PE, PP, was sworn in and detailed the proposed elevations and variance requests.
 - He noted the request to elevate the building to a proposed peak elevation of 40.8 feet and discussed the structure coverage increase to 39.53% and total lot coverage to 74.09%, primarily necessitated by the required new staircases.

DISCUSSION:

- The Board discussed concerns regarding the total lot coverage and structure coverage.
- The applicant agreed to conditions to reduce coverage, specifically removing the proposed second-story deck stairs in the rear and replacing the front paver driveway with stone to maintain the existing ground coverage of 69.74%.

The public portion was opened.

1. Terry Gerrish, of Haddonfield Ave, was sworn in and raised concerns regarding the proposed height variance and aesthetic impacts on neighboring properties.

The public portion was closed.

Action: Motion made by J.Filippone, seconded by A.Barletta, to approve Application 14-2025 with the stipulated conditions regarding stair removal and ground coverage compliance.

Vote: A roll call vote was conducted. Mrs. Filippone; Aye, Mr. Barletta; Aye, Mr. Bennett; Aye, Mrs. Chyb; Aye, Mr. Marino; Aye, Mr. Palinsky; Aye, Mr. Restaino; Aye, Mr. Speaker; Aye, Mr. Cataline; Aye, Mrs. Hartman-Sica; Absent.

- The motion passed.

Application 1-2026: Ginger O'Toole, 4 Sterling Avenue, Block 944.06 Lot 19

- Gregory Hock, Esq., represented the applicant for a proposal to elevate the existing home and install an in-ground pool.
- Matt Hockenberry, PE, PP, BSCE; MCH Engineering, Inc., Toms River, NJ
 - Sworn in and testified regarding the site plan, referencing Exhibit A1 (March 20 aerial photograph).
 - He noted the applicant requires a structure coverage variance (proposed 40.2%, where 38% is permitted), which represents a reduction from the existing 46% coverage.
 - The roofline will be modified to conform to height requirements.

The public portion was opened.

1. Victoria Guy (16 Sterling Ave) were sworn in and in support of the application.
2. Sandy Malaky (6 Sterling Ave) were sworn in and spoke in support of the application.

The public portion was closed.

- **Action:** Motion made by A.Barletta, seconded by J.Bennett, to approve Application 1-2026 as presented.
- **Vote:** A roll call vote was conducted. Mr. Barletta; Aye, Mr. Bennett; Aye, Mrs. Chyb; Aye, Mrs. Filippone; Aye, Mr. Marino; Aye, Mr. Palinsky; Aye, Mr. Restaino; Aye, Mr. Speaker; Aye, Mr. Cataline; Aye.
 - The motion passed.

Action Items

- **Application 12-2025 and Appeal 2026: Rizzo Family Lavallette Trust, 2307 Baltimore Ave., Block 50.02, Lot 32**
 - Mr. Brady reported a request from the applicant to carry the application and appeal to the July meeting to allow time for obtaining outside agency approvals on revised zoning-compliant plans while working on the building plans.

- The Board discussed the timeline and determined it was appropriate to carry the matter to June meeting rather than July to monitor application progress.
- **Action:** Motion made by A.Barletta, seconded by Mr. Speaker, to carry Application 12-2025 and the related appeal to the June 24, 2026 meeting, with the condition that the applicant notify the board office prior to the meeting regarding the status of all necessary applications and permits.
- **Vote:** A roll call vote was conducted. Mr. Barletta; Aye, Mr. Speaker; Aye, Mr. Bennett; Nay, Mrs. Chyb; Aye, Mrs. DeRienzo; Aye, Mr. Marino; Nay, Mr. Palinsky; Aye, Mr. Restaino; Aye, Mr. Cataline; Aye.
 - The motion passed.

Approval of Minutes

- **Action:** Motion made by J.Bennett, seconded by A.Cataline, to approve the minutes of the April 22, 2026 meeting.
- **Vote:** A roll call vote was conducted. Mr. Bennett; Aye, Mr. Cataline; Aye, Mr. Marino; Aye, Mr. Palinsky; Aye, Mr. Restaino; Aye, Mr. Speaker; Aye, Mrs. Chyb; Aye. Mr. Barletta; abstained. Mrs. DiRienzo abstained.
 - The motion passed.

Master Plan Questionnaire

- The Board reviewed and discussed proposed wording for a Master Plan questionnaire intended for public distribution. Recommendations were made to specify "Borough of Lavallette" to ensure accurate responses. A subcommittee meeting will be scheduled to provide final feedback.

Adjournment

- A motion to adjourn was made by A.Barletta and seconded by J.Bennett. The motion passed.
- The meeting concluded at 7:22pm.
- **The next meeting is scheduled for June 24, 2026.**

Resolutions to be memorialized:

- none

Review and Adoption of Minutes:

- **March 25, 2026 Meeting Minutes:**
 - **Motion:** Made by J.Bennett, seconded by A. Cataline, to **approve the minutes as distributed.**
 - **Vote:** The motion passed.
A. Barletta; Absent, J. Bennett; Aye, Mary Chyb; Aye, J.DeRienzo; Absent, J.Filippone; Absent, J.Hartman-Sica; Aye, V.Marino; Aye, J.Palinsky; Aye, T.Restaino; Aye, M.Speaker; Aye, A.Cataline; Aye. The motion passes.

- **April 8, 2026 Master Plan Workshop Minutes:**

- **Motion:** Made by J.Bennett, seconded by V.Marino, to **approve the minutes as distributed.**
- **Vote:** A roll call vote was conducted. The motion passed with all affirmative votes.
A. Barletta; Absent, J. Bennett; Aye, Mary Chyb; Aye, J.DeRienzo; Absent, J.Filippone; Absent, J.Hartman-Sica; Aye, V.Marino; Aye, J.Palinsky; Aye, T.Restaino; Aye, M.Speaker; Aye, A.Cataline; Aye. The motion passes.

New Business:

- Mr. Brady reported that a lawsuit has been filed and that he will report back to the board.
- **Master Plan Discussion:**
 - A. Cataline issued a reminder for board members to submit any ideas or suggestions for the Master Plan to the secretary, who will compile them for the consultant, James.
 - The next Master Plan workshop meeting is scheduled for **May 6, 2026.**
 - Input from all board member will be circulated to the consultant and the entire board prior to the next workshop.
 - Board members were encouraged to review the Master Plan and bring notes, questions, or suggestions for additions, expansions, or items to be stricken to the next meeting.

VII. Adjournment

- A motion to adjourn was made by J.Bennett and seconded by M.Speaker at 5:13 pm. The motion passed.
- **The next regular meeting is scheduled for June 24, 2026.**

Minutes Prepared By: Secretary **Minutes Approved On:** _____