



MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, July 22, 2026 at 5:00 p.m.

ROLL CALL:

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

Also Present: Mr. T. Brady, Esq.

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.

APPLICATIONS:

- none

CORRESPONDENCE

- **Request for Reconsideration of Case 12-2025:**
 - The Board received correspondence requesting reconsideration of its decision and permission for Case 12-2025 to proceed with a hearing on the application.
 - It was stated that reconsideration was within the Board's discretion; however, no newly discovered evidence or information different from that considered at the prior meeting was identified. It was recommended that the Board proceed with the resolution memorializing its prior action.
 - The zoning officer was reported to have received a site plan for the application on April 17, 2026 and approved the site plan for zoning only on April 22, 2026. No additional plans, permits, or applications had been received by the zoning officer, and the Board had not received additional materials.
 - Board members discussed correspondence dated June 9, June 16, and June 19, 2026. A further reconsideration letter was discussed as having been transmitted by email.
 - It was noted that the resolution memorialized a denial without prejudice for lack of prosecution. Discussion also addressed the relationship between zoning approval, setbacks, construction plans, and the Board's jurisdiction.

IV. RESOLUTIONS

- **Memorialization of Action Regarding Case 12-2025:**
 - **Motion:** A motion was made to approve the resolution memorializing the denial of the application without prejudice for lack of prosecution.
 - **Second:** A second was made.
 - **Vote:** Mr. Barletta, Yes; Mr. Bennett, Yes; Mr. Marino, Yes; Mrs. Chyb, Yes; Mrs. DeRienzo, Yes; Mr. Palinsky, Yes; Mr. Restaino, Yes; Mr. Cataline, Yes.
 - **Result:** The resolution was approved.

V. APPROVAL OF PAST MINUTES

- **Regular Planning Board Minutes of June 24th:**
 - No corrections or additions were reported.
 - **Motion:** A motion was made to adopt the minutes J.Palinsky.
 - **Second:** A second was made by A.Barletta.
 - **Vote:** The motion passed. No opposition or abstentions were recorded.
- **Master Plan Workshop Meeting Minutes of July 15th:**
 - The agenda was corrected from June 10th to July 15th.
 - No corrections, additions, or comments were reported.
 - **Motion:** Made by A. Barletta to approve the minutes.
 - **Second:** Made by J. Palinsky.
 - **Vote:** The minutes were approved, with one abstention by Mr. Bennett.

VI. OLD BUSINESS

- No old business was discussed.

VII. NEW BUSINESS

- **August 26th Meeting and Master Plan Reexamination Report:**
 - The next meeting was identified as August 26th. The Board discussed the anticipated adoption of the master plan reexamination report.
 - It was reported that an additional case had not yet been deemed complete, and therefore it could not be confirmed for the August 26th agenda.
 - The Board discussed that the consultant's work was limited to the reexamination report and did not include amendments to the master plan. Amendments to the master plan would need to be completed separately.
 - Options discussed included engaging the same firm for additional work at an additional cost or having a Board subcommittee prepare proposed changes for Board consideration.
 - It was stated that the August 26th meeting would address the reexamination report rather than adoption of a new master plan. A revised master plan would require Board adoption and a public hearing.
 - The Board discussed reviewing the applicable proposal or contract and prior meeting materials to confirm the scope of the consultant's work.
 - It was stated that public notice and a public hearing would be required for amendments to the master plan, but not for acceptance or adoption of the reexamination report.
 - The Board discussed that the reexamination report is required every 10 years and may recommend changes to the master plan. The recommended changes would need to be separately incorporated into a revised master plan.
 - It was reported that the Board's representative who had been working with the Board on the master

- plan would no longer continue in that role because of a new job.
- The Board discussed the possibility of an additional public meeting in September, if necessary, to consider amendments to the master plan.
- The regular meeting notice for August 26th was to identify the reexamination report on the agenda.

VIII. ACTION ITEMS

- Review the proposal or contract and prior meeting materials concerning the scope of the master plan consultant's work.
- Place the master plan reexamination report on the agenda for the August 26th regular meeting.

IX. ADJOURNMENT

- A motion to adjourn was made by A.Barletta and seconded by J.Bennett.
- All votes in favor.
- The meeting was adjourned at 5:25 pm.
- **The next meeting is scheduled for August 26th.**

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