

MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
August 26, 2026, 5:00 PM

ROLL CALL:

Mr. Barletta – Present	Mr. Bennett – Present	Mrs. Chyb – Present
Mrs. DeRienzo – Present	Mrs. Filippone – Present	Mrs. Hartman-Sica – Excused absence
Mr. Marino – Present	Mr. Palinsky – Present	Mr. Restaino – Present
Mr. Speaker – Present	Mr. Cataline – Present	

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

Flag Salute:

Public Notice Announcement:

This is the Lavallette Planning Board Regular meeting of August 26, 2026. 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 Clerk's Office of Borough Hall, 1306 Grand Central Avenue, filed with the Borough Clerk, and supplied to the Official 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 #3-2026, 107 Brown Avenue, Trisha and Dan Fagan, Block 36.01 Lot 12

- Mr. Speaker recused himself from the application because he had received notice as a property owner within 200 feet of the site. The Board heard testimony from the applicants' engineer and planner, received public comment concerning parking and drainage, and closed the public portion of the hearing.

The applicants requested approval to elevate the existing single-family dwelling and construct a partial second-story addition, a two-car garage, a relocated curb cut and driveway, and related site improvements. Following Board discussion, the applicants agreed to shift the dwelling five inches to comply with the front setback, reduce the front overhang to 12 inches, and reduce the rear balcony accordingly. The remaining requested relief concerned proposed structure coverage.

Evidence presented:

- A-1 a poster board size of the Plot Plan for Variance from MCH engineering, 4/9/2026.
- A-2 photos of the property: looking NW, looking NE.
- A-3 Ariel photograph 3/20/2026)

Public witness:

- M. Gear, 104 Brown Ave., Lavallette, NJ; clarification of curb cut and on street parking changes.

Motion: Made by J. Filippone, seconded by A. Barletta, to approve Application #3-2026 with the revised setbacks that bring the addition into compliance and with relief for the proposed structure-coverage overage.

Vote: Approved 9–0, with Ms. Filippone, Mr. Barletta, Mr. Bennett, Mrs. Chyb, Mrs. DeRienzo, Mr. Marino, Mr. Palinsky, Mr. Restaino, and Mr. Cataline voting yes; Mr. Speaker recused.

Resolutions to be memorialized:

None.

Review and Adoption of Minutes:

- Planning Board Meeting of August 22, 2026.
A motion was made by A. Barletta to accept the minutes, seconded by A. Cataline.
All votes were in favor, with Mr. Speaker and Ms. Filippone abstaining.

Old Business:

Master Plan Reexamination Draft Discussion:

- James of NV5 presented the draft Master Plan Reexamination Report, summarizing the review of the 2016 Master Plan, statutory components, maps, and recommendations.
- The Board discussed Borough Council review, stakeholder-survey results, a summary list of recommendations for ordinance consideration, and future adoption procedures. The planner agreed to correct the Board roster and consider removal of duplicative Appendix B. A resolution is anticipated for the next meeting; no action was taken.

New Business:

None.

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

None.

Adjourn:

On motion by V. Marino, seconded by A. Barletta the meeting was adjourned at 6:30 PM unanimously approved.

Respectfully submitted,
C. Nunziato, Secretary