

**Master Plan Workshop**  
**BOROUGH OF LAVALLETTE PLANNING BOARD**  
**Wednesday, May 6, 2026 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 – present  
Vincent Marino – present

Joseph Palinsky – present  
Thomas Restaino – present  
Mark Speaker – present

Also Present: Mr. T. Brady, Esq.

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**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, C. Nunziato, 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.

**Master Plan Reexamination –**

- **Circulation Element:**
  - Discussion on pedestrian safety and a review of state and county crash data. Mr. Clavelli recommended coordinating with Ocean County's safety action plan to access Safe Streets for possible availability of NJ grant funding.
  - Discussed ADA compliance for curbs and handicap ramps. Members noted that recently installed state-designed curb ramps proved hazardous and the state has issued notice that they will be removed and re-placed.
  - Debated the feasibility of adding sidewalks on Bay Boulevard. Due to property setback constraints, it was agreed to use general language in the master plan to "improve the sidewalk network and walkability where possible".
  - Addressed bicycle access and safety, noting issues with illegal parking and wrong-way riding on Route 35. Mr. Clavelli discussed another town where they use a protected two-way cycle track, but noted as challenging due to the need to preserve angled parking.
  - Discussed the feasibility of a local jitney service to reduce congestion. Mr. Clavelli recommended applying for an NJDOT LTA grant to fund a feasibility study.

- **Community Facilities Element:**
  - Confirmed that goals to preserve, maintain, and upgrade community facilities remain valid.
  - Updated language regarding emergency response vehicles. The board agreed to amend the goal from acquiring a "high-profile" vehicle to acquiring "safe, flood-resistant vehicles" appropriate for major flood events.
  
- **Recreation and Conservation Element:**
  - Discussed the upkeep of Bayfront Park. It was agreed to encourage volunteer community cleanups and amend the plan to prioritize the use of native, attractive, and low-maintenance plantings to reduce the burden on the DPW.
  - Debated tree preservation and planting requirements on private properties. The board discussed utilizing a landscape architect on call to enforce standards during new construction and renovations.
  - Reviewed the Borough's efforts to adopt a living shoreline (seawall) on the bay for hazard mitigation, noting the project was fully designed, but stalled by state permitting agencies.
  
- **Housing Element:**
  - Discussed the Borough's affordable housing requirements. While the Borough lacks the vacant land necessary to build new affordable housing developments, clarified that the master plan must still formally acknowledge the fair share requirement while stating the lack of viable land for substantial new construction.
  
- **Utility Element:**
  - Confirmed that existing goals regarding the maintenance and upgrading of sanitary sewer, potable water, and stormwater infrastructure remain valid.
  - Highlighted a recent utility upgrade, noting the Borough is in the process of completing a new replacement potable water well in a different aquifer to accommodate seasonal usage.
  
- **Recycling Element:**
  - Acknowledged a recent policy shift requiring commercial food establishments to utilize private recycling and garbage collection services. The Borough continues to collect residential waste and recycling for non-food commercial businesses.
  
- **Master Plan Reexamination - Economic Business Development Element:**
  - Discussed strategies to encourage off-season tourism (e.g., dune buggies, food truck festivals) to support local businesses while managing peak summer crowding.
  - Clarified zoning goals, confirming the intent is not to expand the geographic boundaries of the B-1 and B-2 commercial zones, but rather to explore creative, flexible uses to allow more locally owned and artisanal businesses within the existing footprint.
  - Noted that a borough-wide property reevaluation was completed recently and should be marked as accomplished.

- **Meeting Schedule Adjustment:**

- Discussion on the timeline for finalizing the Master Plan survey and scheduling future workshops.
- **Motion:** Made by J.Filippone, seconded by A.Barletta, to **cancel the June 10th workshop meeting** and asked the secretary to schedule the next meeting for the first or second Wednesday of July or August based on court schedules.
- **Vote:** The motion passed unanimously by voice vote.

**Action Items**

1. **James Clavelli** to send a draft of the Master Plan survey to the subcommittee for review and approval prior to the upcoming food truck festival.
2. **[Meeting Rescheduling]:** Secretary to check availability for a new workshop meeting date in July or August and notify the board.

**Adjournment**

- A motion to adjourn was made by A.Barletta and seconded by a J.Bennett. The meeting concluded at 6:50 pm.

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**Minutes Prepared By:** MG and PB secretary

**Minutes Approved On:** \_\_\_\_\_