



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, March 26, 2025 at 5:00 p.m.

Roll Call:

Alex Barletta –
John Bennett –
Anthony Cataline –
Joanne Filippone –
Jennifer Hartman-Sica –
Vincent Marino –

Joseph Palinsky –
Thomas Restaino –
George Shenewolf –
Mary Chyb –
Jennifer DeRienzo –

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 March 26, 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 Planning Board Office of Borough Hall 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 # 11-2024 – 506 Grand Central Ave., 506 Grand Central LLC, Block 32.01, Lot 4**

1. Site Description:

The property is situated in the Downtown Business District on the corner of President Avenue, and Grand Central Avenue, also known as Route 35. The 5,000 S.F. tract contains a 3,900 S.F. (approx.) mixed used building with one commercial retail space on the first floor, known as the Beach Authority, and one apartment on the second floor. The tract contains two off-street parking spaces for the apartment situated on a gravel driveway. The property is abutted to the north by a two-story building containing a first-floor retail store known as the Island Gypsy, and to the west, a single-family dwelling. There are six public parking spaces adjacent to the property along President Avenue.

2. Application:

The applicant is proposing to demolish the existing improvements, then construct a 6,638 S.F. mixed use building, composed of two commercial units on the first floor, one commercial office and one apartment dwelling on the second floor, with two off street parking spaces proposed for the dwelling unit. The applicant has sought D (3) variance relief, and will also require D (1), D (2), D(4), setback and building height variance relief.

* *please reference Engineering review letter*

Resolutions to be memorialized:

- Application No. 14-2024, Patricia and James Dolan, the site in question is located in Residential B Zoning District at 169 Pershing Boulevard, Block 959, Lot 23, as set forth on the Tax Maps of the Borough of Lavallette; the applicant is constructing a new single family dwelling on the site. The applicant was seeking variance relief to permit the grading and retaining walls installed in the side and rear yards of the property – Denied
- Application No. 16-2024, Catherine and Kenneth Meiser, the site in question is located in the Residential A Zoning District, at 13 Brown Avenue. The site contains a two-story, single family dwelling. The applicant proposed various modifications to the existing dwelling, primarily to convert the front of the existing dwelling into an enclosed porch. The conversion of the front into porch area triggers several nonconformities/variances; other existing nonconformities are not being changed. – Approved with conditions.

Review and Adoption of Minutes:

- Planning Board Meeting of February 26, 2025.

Old Business:

-

New Business:

-

Correspondence: (On file in the Planning Board Office for Your Review)

-

Open Discussion:

-

Adjourn:

On motion by _____, seconded by _____ the meeting was
adjourned at _____ p.m.