



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, April 23, 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 April 23, 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 Clerk's 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 # 1-2025 – 243 Westmont Ave., Angel Gonzales, Block 1113, Lot 33**

1. Site Description:

The property is situated in the Residential District C, along the northern side of Westmont Ave., approximately 200 FT. from the western terminus of the cul-de-sac. This tract abuts the lagoon to the North, and to the West and East, two single family dwellings. The tract currently contains a two-story home, with a block wall running from north to south along the east side, a paver driveway, shed, and wooden deck traversing the bulkhead line, with a wooden dock waterward of the bulkhead.

2. Application:

The applicant intends to raise & renovate the home and seeks variance relief for building height. The proposed ground floor will be composed of storage space flanked with garage space to the east and west. The shed will be eliminated, and an inground swimming pool is proposed. The applicant will require variance relief for dwelling to accessory structure / pool setback.

*reference Engineering review letter

- **Application # 4-2025 – 169 Pershing Blvd., James and Patricia Dolan, Block 959, Lot 23**

1. Site Description:

The property is situated in Residential District B, along the southern side of Pershing Avenue, on West Point Island. To the east, is a two-story dwelling with an attached garage, to the west, a two-story dwelling with an attached garage, and to the rear/south, the Barnegat Bay. The tract consists of a two-story dwelling, paver driveway in the north, and a wood deck with stone covering the balance of the tract to the south.

2. Application:

The applicant is seeking variance relief to permit the grading and retaining walls installed in the side and rear yards of the property.

**reference Engineering review letter*

- **Application # 5-2025 – 118 New Brunswick Ave., Anthony and Nanci Ray, Block 42.02, Lot 25**

Site Description:

The property is situated in the Residential District A, centered along the south side of New Brunswick Avenue. The property contains a raised two-family, two-story dwelling, with a composite deck, outdoor shower and in ground pool surrounded by pavers, all enclosed by a 6 FT. tall vinyl fence. To the east, is a two-story, single-family dwelling set back 4.8 FT. from the property line. To the west, a two-story dwelling setback 4.9 FT. from the property line.

Application:

The applicant seeks to maintain the non-conforming two-family use of the dwelling and proposes an alteration to the structure coverage, eliminating the outdoor shower and installing two central air conditioning condenser units in its place. The non-compliant structure coverage is proposed to be altered but not intensified.

** reference Engineering review letter*

Resolutions to be memorialized:

Application # 11-2024 – 506 Grand Central Ave, 506 Grand Central LLC, Block 32.01, Lot 4 – demo existing/new construction, mixed use; two commercial on first floor, one commercial office and one apartment dwelling on second floor. D(3), D(1), D(2), D(4) variances, setback and building height relief – approved.

Review and Adoption of Minutes:

- Regular Planning Board Meeting of March 22, 2025.

Old Business:

- Closed session: At approximately _____. The Board entered into Closed Session.

A motion to adjourn the closed session was made by _____,
seconded by _____.

The Closed Session was adjourned at approximately _____.

New Business:

- none

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

- none

Open Discussion:

Adjourn:

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

Old Business:

- Closed session
- **Closed Session:**
-
- At approximately _____. the Board entered into Closed Session.
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- A motion to adjourn the closed session was made by _____, seconded by _____ with all present voting in favor. The Closed Session was adjourned at approximately 8:28 p.m.