



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, May 28, 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 # 2-2025 – 10 Sturgis Rd, Gerri and Patrick Ryan, Block 964, Lot 2**

Site Description:

The property is situated in Residential District B, along the south side of Sturgis Road, 260FT. from Dickman Dr. and 160 FT. from Newark Ave. The lot currently contains a raised single-family two-story dwelling with a front porch, a paver drive, raised deck, and a stone yard. To the east, west and south, are single family dwellings.

Application:

The applicant seeks setback variance relief to install an 11 foot by 29-foot inground pool.

*[reference Engineering review letter](#)

- **Application # 3-2025 – 110 Ortley Ave., Brian and Jenna Quinn, Block 28.01, Lot 15**

- **Site Description** – plans for a half story above second story, denied by Zoning Official
- **Application:**
 - **Appeal of Zoning Denial.** 90-24C(1), half story to be only used for storage or mechanical. Development above the 2nd story not approved.

Resolutions to be memorialized:

- **Application # 1-2025 – 243 Westmont Ave., Angel Gonzales, Block 1113, Lot 33**

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.

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

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

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

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.

Review and Adoption of Minutes:

- Regular Planning Board Meeting of April 23, 2025.

Old Business:

- none

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.