



AGENDA
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, October 28, 2026 at 5:00 p.m.

Call to Order

Flag Salute: Chairman Cataline

Roll Call:

Alex Barletta –
John Bennett –
Anthony Cataline –
Joanne Filippone –

Jennifer Hartman-Sica –
Vincent Marino –
Joseph Palinsky –
Thomas Restaino –

Mary Chyb –
Jennifer DeRienzo –
Mark Speaker –

Also Present: Terry F. Brady, Esq. and Michael Goldstein, PE, PP, CFM

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular Meeting of October 28, 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 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 as well as the Lavallette website, Public notices, Legal notices; [Borough of Lavallette - Legal Notices](#).

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 Applications before the Board:

THE FOLLOWING TWO CASES ARE BEING MOVED TO November 10TH AND December 16TH

4-2026: Rob and Lucia Belli, 216 Haddonfield Avenue, Block 1114, Lot 9

Site Description:

The property is in the C Zone on the south side of Haddonfield Avenue, approximately 500 feet west of Route 35 South. The 4,250 S.F. bulkheaded lot currently contains a two story frame dwelling, with a concrete driveway, stone yard and backyard spa.

Note: This meeting shall end before or promptly at 9:00 pm. This agenda is subject to change prior to or at said meeting.

Application:

The applicant proposes to raise the home. Variance relief is requested for maximum structure coverage.

3. Zoning Compliance:

Residential District "C" Code Compliance Table

Description	Required	Existing	Proposed
§ 90-42 Use	Single Family	Single Family	Single Family
§ 90 - ATT.1: Lot Size	3,400 S.F.	4,250 S.F.	4,250 S.F.
§ 90 - ATT.1: Lot Width	40 FT.	50 FT.	50 FT.
§ 90 - ATT.1: Lot Depth	85 FT.	85 FT.	85 FT.
§ 90-44A(1) Front Setback (Dwelling)	20 FT.	15.9 FT. (ENC)	15.9 FT. (ENC)
§ 90-44A(1) One Side Setback (East)	4 FT.	4.8 FT.	4.8 FT.
§ 90-44A(1) Other Side Setback (West)	8 FT.	4.7 FT. (ENC)	4.7 FT. (V)
§ 90-44A(1) Rear Setback (Dwelling)	20 FT.	20.6 FT.	20.6 FT.
§ 90-44C(3) Building Height	28 FT. / 2.5 Stories	18.63 FT. / 2 Stories	21.3 FT. / 2 Stories
§ 90-44D(1) Max Structure Coverage	38 %	53.9 % (ENC)	46.6 % (V)
§ 90-44D(4)Max Total Coverage	57 %	70.9 % (ENC)	53.0 %
(ENC): Existing Non-conformity, (V): Variance			

Variances:

- A. § 90-44A(1)) Other Side Setback (West) "...the side setback is at least ... 8 feet from the other side property line;" **Whereas the proposed west side setback is 4.7 FT to the vertical addition.**

It should be noted that §90-85 Additions to parcels with nonconforming setbacks allows an addition to an existing residential dwelling having a nonconforming side yard setback, provided that the construction meets with the following requirements:

- A. The new addition to the residential dwelling shall not encroach any further into the side yard than the existing structure.
- D. The minimum side yard setback in Residence District C shall be four feet.

The need for variance relief for side setback to the vertical addition (new building area) shall be discussed.

- B. § 90-24D(1) Max Structure Coverage "... The structure coverage of all building areas and structure areas on a property shall not exceed 37% of the area of the lot." **Whereas the proposed structure coverage is 46.6%.**

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5-2026: Judith or Frederick Blanck, Genevieve Marino, 22 Vance Ave., Block 9, Lot 25

Site Description:

The property is in the A Zone on the south side of Vance Avenue, approximately 220 feet east of Route 35 North. The 5,000 S.F. lot currently contains a two story frame dwelling, with a westerly wood deck, and stone yard.

Application:

The applicant proposes to subdivide the property to create a front lot and a rear lot to be accessed through a common driveway. A single family dwelling is proposed on the front lot (proposed lot 25.01).

Residential District "A" Code Compliance Table

Description	Required	Existing Lot 25	Proposed Lot 25.01	Proposed Lot 25.02
§ 90-42 Use	Single Family	Single Family	Single Family	Single Family
§ 90 - ATT.1: Lot Size	5,000 S.F.	5,000 S.F.	2,500 S.F. (V)	2,500 S.F. (V)
§ 90 - ATT.1: Lot Width	50 FT.	50 FT.	50 FT.	50 FT.
§ 90 - ATT.1: Lot Depth	100 FT.	100 FT.	50 FT. (V)	50 FT. (V)
§ 90-24A(1) Front Setback	15 FT.	70.2 FT.	15.0 FT.	20.2 FT.
§ 90-24A(1) One Side Setback	5 FT.	6.4 FT.	5.0 FT.	6.4 FT.
§ 90-24A(1) Other Side Setback	10 FT.	9.1 FT. (ENC)	19 FT.	9.1 FT. (V)
§ 90-24A(1) Rear Setback	20 FT.	3.0 FT. (ENC)	12.7 FT. (V)	3.0 FT. (V)
§ 90-24C(3) Building Height	28 FT. / 2.5 Stories	15.45 FT. / 2 Stories	23.5 FT. / 2 Stories	15.45 FT. / 2 Stories
§ 90-24D(1) Max Structure Coverage	38 %	19.6 %	26.5 %	37.2%
§ 90-24D(4)Max Total Coverage	57 %	20.5 %	28.1 %	38.9%
(ENC): Existing Non-conformity (V): Variance				

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Variances:

- A. § 90-ATT.11: Lot Size “Minimum Size of Lot (for) Residence A Zone - Area: 5,000 Square feet”
Whereas both proposed lots will be 2,500 S.F.
- B. § 90-ATT.11: Lot Depth “Minimum Size of Lot (for) Residence A Zone – Lot Depth: 100 feet”
Whereas both proposed lots will be 50 feet deep.
- C. § 90-24A(1) Other Side Setback (East) “...the side setback is at least ... 10 feet from the other side property line;” **Whereas the existing east side setback on Lot 25.02 is 9.1 FT.**
- D. § 90-24A(1) Rear Setback (South) ...the rear setback is at least 20 feet from the rear property line” **Whereas the existing rear setback on Lot 25.02 is 3.0 feet and the proposed rear setback on Lot 25.01 is 12.7 feet.**
- E. N.J.S.A. 40:55D-35 Building lot to abut Street...No permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure

§ 57-17 Standards relating to all developments...Each lot must front upon an approved street at least 50 feet in width except lots fronting on streets described in Subsection B(4)(e) and (f) of this section.

Proposed Lot 25.02 is a landlocked property. Access is provided through a proposed Access Easement, not through an approved street.

- F. § 26-2 Height limitations; type of fence required. Front yard. Fences located in the area from the front property line to the front setback line shall be of open wire construction, having openings not smaller than two inches and not exceeding 48 inches in height, or shall be made of wood, vinyl or similar material with at least 1 1/2 inch openings between the rails or slats and not exceeding 48 inches in height.

Proposed lot 25.02 proposes 6 foot high solid vinyl fence in the front yard.

7-2026: MGC Development, LLC, 2406 and 2404 Oceanfront Ave, Block 25, Lot 3.01 & 3.02

- Extension of time to perfect minor subdivision approval.

Resolutions to be memorialized:

- Resolution of approval for the
 - RE-EXAMINATION OF MASTER PLAN ADOPTION OF THE 2026 REPORT

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Review and Adoption of Minutes:

- Master Plan Workshop Meeting Planning Board October 21, 2026.
 - Merging of the Master Plan 2016 & reexamination of Master Plan 2026.

Old Business:

- none

New Business:

- none

Correspondence:

- none

Open Discussion:

- next meeting November 10th
- League of Municipalities – PB member course given there
- ...

Adjournment:

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

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