



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, May 27, 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 May 27, 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.

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:

14-2025: Patricia Cashman & Lyons, 244 Bryn Mawr Avenue, Block 1115 Lot 22

Site Description:

The property is situated in the Residence District "C", located on the southeast side of Bryn Mawr Avenue, with the rear-yard bulkhead abutting the Mallard lagoon. The 4,250 S.F. lot currently contains a three-story single-family dwelling with a front-covered porch and a rear two-story deck. The front yard is covered in pavers with a stormwater inlet situated in front of the garage entrance. The rear yard is comprised of two decks, a concrete patio, grill area and a dock, with the balance of the tract covered in planters & stone.

Application:

The applicant proposes to raise their home in place and will require variance relief for building height, structure coverage and combined lot coverage.

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

Residential District "C" Code Compliance Table

Description	Required	Existing	Proposed
§ 90-42 Use	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
§ 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.	20.80 FT.	20.80 FT.
§ 90-44H(1)(b) Front Deck – Stair Setback	15 FT.	N/A	15 FT*
§ 90-44A(1) One Side Setback (North)	4 FT.	5.17 FT.	5.17 FT.
§ 90-44A(1) Other Side Setback (South)	8 FT.	4.69 FT. (ENC)	4.69 FT. (ENC)
§ 90-44A(1) Rear Setback (Dwelling)	20 FT.	31.9 FT.	31.9 FT.
§ 90-44C(3) Building Height (Feet)	28 FT./ 2.5 Stories	32.8 FT. / 3 Stories (ENC)	32.8 FT. / 3 Stories (V)
§ 90-44D(1) Max Structure Coverage	38 %	35.65 %	39.53% (V)
§ 90-44D(4)Max Total Coverage	57 %	69.74 % (ENC)	74.09% (V)
* Scaled Value			

1-2026: Ginger O’Toole, 4 Sterling Avenue, Block 944.06 Lot 19

Site Description:

The property is situated in Residence District 'C', between Route 35 Southbound and Sterling Avenue. The 4,000-SF lot contains a two-story single-family home with a front porch and a rear two-story deck. The front yard has two gravel driveways, a paver walk, and a covered porch. The south side yard has a wood walk, the north side yard is gravel, and the rear yard is covered by a ground-level composite deck, a shed, and a hard-top gazebo.

Application:

The applicant proposes to raise their home in place and proposes an in-ground pool.

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3. **Zoning Compliance:**

Residential District "C" Code Compliance Table

Description	Required	Existing	Proposed
§ 90-42 Use	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
§ 90 - ATT.1: Lot Size	3,400 S.F.	4,000 S.F.	4,000 S.F.
§ 90 - ATT.1: Lot Width	40 FT.	40 FT.	40 FT.
§ 90 - ATT.1: Lot Depth	85 FT.	100 FT.	100 FT.
§ 90-24B(1) Accessory Side Setback (South)	3 FT.	N/A	Pool: 3 FT.
			Pool Equipment: 3 FT.
§ 90-24B(1) Accessory Side Setback (North)	3 FT.	N/A	Pool Equipment: 3 FT.
§ 90-24B(1) Accessory Rear Setback (West)	3 FT.	N/A	Pool: 3 FT.
§ 90-24B(1) Accessory to Principal Setback (Scaled)	10 FT.	N/A	13.75 FT.
§ 90-44A(1) Front Setback (Dwelling)	20 FT.	20.1 FT.	20.1 FT.
§ 90-44A(1) One Side Setback (Dwelling - North)	4 FT.	4.3 FT.	4.3 FT.
§ 90-44A(1) Other Side Setback (Dwelling - South)	8 FT.	7.8 FT. (ENC)	7.8 FT. (ENC)
§ 90-44A(1) One Side Setback (Deck - North)	4 FT.	4.5 FT.	4.5 FT.
§ 90-44A(1) Rear Setback (Dwelling)	20 FT.	25.6 FT.	25.6 FT.
§ 90-44A(1) Rear Setback (Deck)	20 FT.	20.3 FT.	20.3 FT.
§ 90-44C(3) Building Height (Feet)	28 FT./ 2.5 Stories	25.3 FT. / 2 Stories	28 FT. / 2 Stories
§ 90-44D(1) Max Structure Coverage	38 %	46 % (ENC)	40.2% (V)
§ 90-44D(4)Max Total Coverage	57 %	48.4 %	52.4%
(ENC): Existing Non Conformity, (V): Variance			

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Application 12-2025: Rizzo Family Trust, 2307 Baltimore Avenue, Block 1115, Lot 32

▪ The applicant has proposed front and side-yard set-back variances, height variance, and structure coverage with an elevation and renovation/additions.

Site Description:

The property is situated in the Residential Zone A, on the southwestern corner of Baltimore and Trenton Avenue. The property currently contains a two-story frame dwelling, with a wooden deck along Trenton Avenue, a shed in the northeastern corner, a concrete driveway, paver patio, and concrete walking path, with the balance of the tract covered in pervious stone.

Application:

The applicant is proposing to raise their existing home and construct a second-floor addition composed of a second story rear deck. The applicant is seeking variance relief for an existing front and side yard setback, and structure coverage.

Resolutions to be memorialized:

- none

Review and Adoption of Minutes:

- Regular Planning Board April 22, 2026.

Old Business:

- none

New Business:

- none

Correspondence:

- none

Open Discussion:

- next meeting June 24th
- next Master Plan Workshop July 15th
- ...

Adjournment:

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

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