

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, April 28, 2021 – 7:00 P.M.**

**Roll Call:** Anthony Cataline - present  
Robert Brice - present  
John Borowski – present  
Len Calderaro - present  
Joanne Filippone - present  
Vincent Marino - present  
Joseph Palinsky - present  
Thomas Restaino - present  
George Shenewolf - absent

Richard Emery - present  
Alex Barletta - present

**Also Present:** Tom Kunz, Esq.  
Millis Looney, PE, CME

**Flag Salute:** Mr. Cataline

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular meeting of April 28, 2021. 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 Borough Hall Planning Board office 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 Hearing:**

Mr. Emery will sit for Mr. Shenewolf who is absent.

**Application # 01-2101, Mark & Amy Winslow, 112 Haddonfield Ave., Block 955, Lot 2**

Michele Donato, applicants' attorney, explained that the application is for a front-yard variance. She then introduced, Mark Winslow, the property owner. Mr. Winslow was sworn in and testified that he has owned the property since 2003. He further stated that the home is approximately 70 years old and the main beam cracked and was repaired after hurricane Sandy. Mr. Borowski asked if the Winslow's owned the property directly or is it held in a trust? Mr. Winslow answered that, yes, it is in trust. At this point, Mr. Kunz instructed Mrs. Donato to supply a copy of the Trust Agreement and Deed as a condition of our resolution, and she agreed to do so.

Amanda Lanuto of Lanuto Architecture, LLC, was sworn in and presented her credentials, which were accepted by the Board. Ms. Lanuto testified that raising the existing home would be a problem, and a new home would be more suitable for the applicants' needs. She further stated that the proposed new construction would be consistent with other houses in the area.

There was discussion regarding:

- Flexible C variance
- Curb cut
- Parking
- Number of bedrooms existing and proposed

The following exhibits were presented:

- A-1: Resolution of Approval for Application 4-01 – 106 and 110 Westmont Ave.
- A-2: Resolution of Approval for Application 5-06 – 25 Westmont Ave.
- A-3: Google Maps overhead color photo of Haddonfield Ave. properties

Gordan Gemma, 68 Seneca Place, Oceanport, a Professional Planner, was sworn in and gave his opinion that granting this variance would be complying with our 2016 Master Plan revision.

There was discussion regarding:

- The placement of the home for privacy issues
- Existing pattern of development
- Encouraging FEMA compliance

Chairman Cataline opened the meeting for public comment at approximately 8:00 p.m.

Kevin Dugan of 114 Haddonfield Ave. testified in favor of the application.

Robert Batta of 116 Haddonfield Ave. testified in favor of the application.

Gary Adams, 108 Haddonfield Ave. testified in favor of the application

The public portion of the meeting was closed at approximately 8:10 p.m.

A motion to approve the application with the condition to supply a copy of the trust documents and deed was made by Mr. Borowski, seconded by Mr. Calderaro. Roll call vote: Borowski, yes; Calderaro, yes; Brice, yes; Filippone, yes; Marino, yes; Palinsky, yes; Emery, yes; Cataline, yes.

Mr. Cataline called a five-minute recess.

The meeting continued at approximately 8:20 p.m.

**Resolutions Memorialized:**

N/A

**Review & Approval of Minutes:**

N/A

**New Business:**

The Board reviewed the changes to Ordinance No. 2021-05 (1212), and after an open discussion

decided to recommend approval. Mr. Palinsky pointed out a typo to be corrected. Upon advice of counsel, Mrs. Filippone and Mr. Brice abstained.

**Adjourn:**

Mr. Borowski moved to adjourn the meeting, seconded by Mrs. Filippone. The meeting adjourned at approximately 8:40 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary