



**AGENDA  
BOROUGH OF LAVALLETT  
REGULAR MEETING OF THE PLANNING BOARD  
Wednesday, December 8, 2021 – 7:30 p.m.**

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

Richard Emery –  
Alex Barletta –

Also present: T. Brady, Esq. –  
Millis Looney, PE –

**Flag Salute:**

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular meeting of December 8, 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 Planning Board 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.

**Substantially Damaged Determination Appeal**

Case # 013 – McMillan, 101 Pennsylvania Ave., Block 43.01, Lot 6  
Case # 014 – Lenart, 2300 Ocean Ave., Block 24, Lot 1  
Case # 015 – Peeney, 235 Westmont Ave., Block 1113, Lot 37  
Case # 018 – Wilson, 114 Trenton Ave., Block 51.02, Lot 12  
Case # 020 – Schug, 72 Pershing Blvd., Block 968, Lot 3

**Public Hearings:**

**Application # 04-2021 – Stacy & Gerald Donegan, 23 Elizabeth Ave., Block 23, Lot 28 – Construction of a Third-story Deck**

The property is located on the north side of Elizabeth Ave. approximately 100 feet east of the intersection of NJ State Highway Rte. 35 North in Residential District A. The property contains 5,000 sq. ft. The site currently contains a 1-story dwelling in the front of the property and a 1-story dwelling in the rear of the property. The applicant is proposing to demolish the two existing dwellings on site and construct a 2-story dwelling with a third story deck on the west side, rear of the dwelling.

**Application # 05-2021 – Perry Lee, 22 Washington Ave., Block 14, Lot 25 – Construction of a Third-story Deck**

The property is located on the south side of Washington Ave. approximately 150 feet east of the intersection of NJ Highway Rte. 35 North in Residential District A. The property contains 5,000 sq. ft. The site contained a 1-story vinyl dwelling prior to the demolition of the dwelling. Thus, the lot is currently vacant. The applicant is proposing to construct a 2-story dwelling with a third-story deck on the southwest side (rear) of the dwelling on the vacant lot.

**Resolutions to be Memorialized:**

Application # 02-2021 – Michael H. Poole, 127 Elizabeth Ave., Block 61, Lot 10 – Expansion to non-conforming use - denial

**Review and Adoption of Minutes:**

- Special Meeting of October 27, 2021
- Regular Meeting of November 10, 2021

**New Business: (These items will be adopted at the January 5, 2022, Re-Organization)**

- 2022 Meeting Calendar
- Planning Board Rules & Procedures

**Correspondence: (On file in the Planning Board Office for your review)**

- Letter from Ocean County Soils granting certification for project at 10 Sturgis Rd.

**Open Discussion:**

**Adjourn:**

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