



**AGENDA  
BOROUGH OF LAVALLETT  
REGULAR MEETING OF  
PLANNING BOARD  
December 9, 2020 - 7:00 p.m.**

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

Richard Emery  
Alex Barletta

**Also, Present:**

T. Brady, Esq.  
M. Looney

***Meeting at  
Lavallette Fire House  
125 Washington Ave.***

**Flag Salute**

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Meeting of December 9, 2020. 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 in Borough Hall at 1306 Grand Central Ave., filed with the Borough Clerk, and supplied to the Ocean Star and the Asbury Park Press, the official Borough newspapers.

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.

**New Business:**

Planning Board Meeting dates for 2021.

Update from Mr. Brice regarding new Verizon applications.

**Public Hearings:**

**Application # 02-2020 George Marretta – 2205 Baltimore Ave., Block 49.02, Lot 31 – Elevation and Addition to Non-conforming Use**

The property is located on the east side of Baltimore Ave., 50-feet north of Newark Ave., in Residential District A and contains 5,000 sq. ft. The site currently contains a 2-story frame dwelling in the front of the property and a 1-story frame dwelling in the rear of the property.

The applicant is proposing to elevate the existing rear dwelling to comply with the FEMA minimum base flood elevation and construct a 125 sq. ft. addition to the rear of the dwelling.

**Application # 03-2020 MGC Development, LLC / Salvatore & Allison Conte – 300 Oceanfront and Two Kerr Ave., Block 4, Lots 1, 2, & 5 – Minor Subdivision**

The site is located on the Oceanfront on the south side at the end of Kerr Ave. The site is situated in the Residential A Zone and contains three lots (1, 2 & 5) of 5,000 sq. ft. Based on a review of the Borough Tax Maps and NJ Property Tax, it appears Lots 1 & 2 have been combined for tax purposes. Lots 1 & 2 are owned by Salvatore & Allison Conte. Lot 5 is owned by MGC Development, LLC. A two-story frame dwelling with front and rear wood decks currently exists on Lots 1 & 2 with accessory uses (paver driveway) existing on Lot 5. The applicants are proposing to subdivide the existing three lot tract into two lots of 7,500 sq. ft. A 10-foot-wide access easement will be created off proposed Lot 1 to provide access and egress to proposed interior Lot 2.

For purposes of this review with regards to the existing conditions, we will treat Lots 1 & 2 as one lot, separate from Lot 5.

**Resolutions to be Memorialized:**

N/A

**Review and Adoption of Minutes:**

Regular Planning Board Meeting of November 4, 2020.

**Correspondence: (On file in the Planning Board Office for Your Review)**

- Letter dated November 2020 providing legal notification that an application for a Coastal General Permit has been submitted to the NJDEP for expansion or reconstruction of a single-family home or duplex at 57 Pershing Blvd.
- Soil Erosion And Sediment Control Certification letter for 109 Pennsylvania Ave.

**Open Discussion:**

**Adjourn:**

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