

**MINUTES  
BOROUGH OF LAVALLETTE  
REGULAR MEETING  
OF THE PLANNING BOARD  
Wednesday, August 24, 2022 – 7:00 P.M.**

**Roll Call:** Anthony Cataline - present  
John Borowski - present  
Class II Member - absent  
Len Calderaro - absent  
Joanne Filippone - present  
Vincent Marino - present  
Joseph Palinsky - present  
Thomas Restaino - present  
George Shenewolf - present

Richard Emery - present  
Alex Barletta – present

**Also Present:** Terry Brady, Esq.  
Millis Looney, PE, CME

**Flag Salute:** Mr. Cataline

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular meeting of August 24, 2022. 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. Calderaro who is absent, and Mr. Barletta will sit for the Class II member not yet appointed.

**Application # 3-22, Lois Sempervive, 40 Dickman Dr. - Block 974, Lots 11**

Mr. Brady announced to the Board that the attorney representing the applicant has requested an adjournment due to a medical issue. Mrs. Filippone pointed out that this will be the fourth time that this application is being rescheduled, and she asked if the Board could agree that no further postponements be allowed. A motion was made by Mr. Cataline, seconded by Mr. Palinsky to grant this final postponement to the September 28, 2022, meeting. Roll call vote: Cataline, yes; Palinsky, yes; Borowski, yes; Marino, yes; Restaino, yes; Emery, yes; Barletta, yes. A public announcement was made that this application was postponed to the September 28 meeting.

**Application # 6-22, Soo-Yung Lew, 114 Reese Ave. (rear) – Block 34.02, Lot 11**

The applicant's attorney, Gregory Hock, requested an adjournment to the September 28, 2022, Board Meeting. An objector, Mr. Claudio Spadacenta of 113 Reese Ave., expressed concern that he will not be available for the meeting on September 28. There was discussion between Mr. Hock, Mr. Brady, and Mr. Borowski about accommodating Mr. Spadacenta. All parties agreed to the resolution to reschedule this application for the October 26, 2022, meeting. The motion was moved by Mr. Borowski, seconded by Mr. Palinsky. Roll call vote: Borowski, yes; Palinsky, yes; Marino, yes; Restaino, yes; Emery, yes; Barletta, yes; Cataline, yes. A public announcement was made that this application was postponed to the October 26, meeting.

**Application # 5-22, Charles Heuschkel, 7 Guyer Ave. – Block 5, Lot 12.02**

Gregory Hock, the applicant's attorney testified that the family has owned the property since 1938. He further explained that the proposed new construction will eliminate existing non-conformities on this undersized lot, and that relief is being requested for the side yard setback and height.

Matthew Hockenbury, PE, of MCH Engineering, LLC, was sworn in and presented Exhibit A-1, which were color photos of the existing home at 7 Guyer Ave. and views of neighboring properties. There was discussion regarding:

- Undersized lot
- Proposed side setbacks
- Proposed building height
- Shared driveway
- Size and placement of curb cut
- Existing property easement
- Off-street parking

Revised plans will be submitted to reflect the following:

- Two off-street parking spaces under the proposed new dwelling
- A ten-foot easement area on the easterly side of the property and provide a copy of said easement to the Borough
- Side yard access pad to the side entrance flush with property grade.

Chairman Cataline opened the meeting for public comment at 8:07 p.m. and hearing none, the public portion of the hearing was closed.

A motion to approve this application with the revisions noted above was made by Mrs. Filippone, seconded by Mr. Borowski. Roll call vote: Filippone, yes; Borowski, yes; Marino, yes; Palinsky, no; Restaino, yes; Shenewolf, yes; Emery, yes; Barletta, yes; Cataline, yes.

**Resolution Memorialized:**

Application # 4-22, Christopher & Judy Lee, 11 Magee Ave. - Block 9, Lots 16 – approval.

**Review & Approval of Minutes:**

All who were present at the Regular Planning Board meeting of July 27, 2022, voted to approve the minutes.

**New Business:**

**Discussion:**

Mr. Marino questioned the Board's Rules & Procedures regarding postponements. Terry Brady and the Board Secretary were not aware of any rules regarding same. It was decided that the Board will review the current Rules & Procedures and perhaps include a procedure for postponements.

**Adjourn:**

Mr. Borowski moved to adjourn the meeting, seconded by Mr. Barletta. The meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary