

**MINUTES  
BOROUGH OF LAVALLETTE  
WORKSHOP MEETING OF THE PLANNING BOARD  
Wednesday, May 10, 2023 – 7:00 P.M.**

**Roll Call:**

Alex Barletta – present  
John Bennett – present  
Anthony Cataline – present  
Joanne Filippone – present  
Jennifer Hartman-Sica – present  
Vincent Marino – present  
Joseph Palinsky – present  
Thomas Restaino – present  
George Shenewolf – present

Mary Chyb - present

**Also Present:** Terry Brady, Esq.

**Flag Salute:**

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Workshop meeting of May 10, 2023. 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.

**Public Hearing:**

N/A

**Resolutions Memorialized:**

N/A

**Review & Approval of Minutes:**

N/A

**New Business:**

Alex Barletta lead a discussion about the Borough's Fence Ordinance # 26-2 and the lack of more specific language particularly as it pertains to corner lots. He further pointed out that # 26-2A conflicts with # 26-2F. The Board recommended the following to Mrs. Filippone as liaison to the Ordinance Committee:

- Correct the conflict of information in # 26-2A and # 26-2F
- Change the word, "hedge," in our Fence definition to be more specific

Vincent Marino introduced the next topic for discussion, Building Height Ordinance. Currently the Borough requires two ft. above BFE, however, Mr. Marino feels that FEMA will probably increase that requirement. This began conversation about:

- Garage height
- First and second floor height
- Roof pitch
- Attic height
- Grade elevations
- Total building height

Everyone took part in the dialog regarding:

- Accessory structures
- Definitions
- Outdoor cooking structure terminology

Mr. Marino suggested the word “cabana” as a room that services the pool be included in our definitions.

Chairman Cataline had a question about how much impact a witness’s testimony should have on the Board. Mr. Brady answered that there is no requirement. Mr. Bennett added that Board members must be aware of becoming arbitrary and capricious, and if a Board member disagrees with witness testimony, they must give the reasons why. Mr. Brady added that our resolutions are structured so that reasons are given.

Mrs. Filippone presented a review of the Variance Flowchart supplied by The New Jersey Planning Officials – MLUL Study Guide – Appendix C – pages 1 through 9.

Chairman Cataline asked Mrs. Filippone if we had a rental ordinance. She responded that we do not have one currently, but it is not off the table. Mr. Cataline voiced his concern after seeing an ad on the VRBO website. Mr. Brady suggested that we take a look at Island Heights’ ordinance concerning short term rentals.

**Discussion:**

**Adjourn:**

Mr. Bennett moved to adjourn the meeting, seconded by Mr. Barletta. The meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,

Joyce Deutsch, Secretary