

MINUTES
BOROUGH OF LAVALLETTE
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, October 22, 2025 at 5:00 p.m.



ROLL CALL:

Alex Barletta – present
John Bennett – absent
Anthony Cataline – present
Mary Chyb – present

Jennifer DeRienzo – present
Joanne Filippone – present
Jennifer Hartman-Sica – absent
Vincent Marino – present

Joseph Palinsky – present
Thomas Restaino – present
Mark Speaker - present

Also Present: Terry F. Brady, Esq. and Michael Goldstein, PE, PP, CFM

Flag Salute: Chairman Cataline

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular meeting of October 22, 2025. 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 Clerks 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 Hearings:

- none

Resolutions to be memorialized:

- **Application #9 – 2025 – 19 New Jersey Ave., Sean and Nicole Crawford, Block 19, Lot 24**
 - The applicant has approval with conditions.

Application was shared and deliberated. A motion to memorialize the resolution was made by Joe Palinsky and seconded by Alex Barletta. Roll call vote, all votes were in favor. The motion passes.

Review and Adoption of Minutes:

- Regular Planning Board Meeting of September 24, 2025.
- A correction was made on page 3.

A motion was made by J. Filippone to accept the minutes, seconded by A. Barletta.
All votes were in favor, none opposed, and none abstained.

Old Business:

- none

New Business:

- Next meeting December 17, 2025

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

- None

Discussion:

- T. Brady discussion to use lavallette.org e-mails
- Connections between Annual report, Master Plan, Ordinances.
- Master Plan by CME, need to work on review
- Budget for 2026, if want to hire Professional Planner
- If state increases height, should we adjust coverage to increase water drainage?
- Master Plan is on line with maps
- Consider use of AI (artificial intelligence)
- United States census numbers for family size, income...
- Variances requested (bulk C and D) frequently reference the Master Plan
 - Check the wording
- Cost concern of Professional Planner
 - Lowest bidder
- Master Plan is a guideline, not Law
 - Need to remember when hearing cases for a variance.
 - Decision rests with the board, not the Master Plan
 - Ordinances match
- Board is bound by Ordinances (Governing Body – Master Plan – Ordinance – Board)
- Process of sending out RFP's, help from our Clerk
- Extension of time
- Possible two meetings per month to workshop through Master Plan, send to Council.
- MPAP (municipal public access program)
 - DEP modified plan for waterfront homes
- Affordable housing possible changes in 2026
 - State Supreme Court makes decisions
- Closet = bedroom
- Consider Ordinance where signed plans by Construction Official and any construction.
 - Zoning Official and meetings
 - Bullet points from T. Brihn
 - Owners do not always share Plot plans with stamp from the ZO with all contractors, work done? Owners in violation, fines homeowner, contractor, subcontractor.
 - Kitchen, height, pavers, grade, hiding pavers with turf, work after CO, surveys, fences
 - Corrections

- Engineering review/inspections
- As Built survey
- Overtime if an appeal of his decision?
- List of current properties with construction
- One and two family do not have to come to board unless seeking a variance
- a “HARDSHIP” is not when someone creates their own problem
 - whether there or proposed Board should treat the application the same.
 - Hardship is of the land or lawfully existing structures
 - MLUL do you meet the municipal land use law or not, can it some way come into compliance?
 - not a board of punishment or forgiveness
- Board has done a good job following the ordinances.
- History Book in 2027
 - Advertisement half page \$250, full page \$500
- Budget concerns
- Share link from M. Goldstein for YouTube

Adjourn:

On motion by Mr. Cataline, seconded by Mr. Barletta the meeting was adjourned at 6:28 pm. All in favor of adjournment.

Respectfully submitted,
C. Nunziato, Secretary