

**MINUTES**  
**BOROUGH OF LAVALLETTE**  
**REGULAR MEETING OF THE PLANNING BOARD**  
**Wednesday, November 12, 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 - absent

Also Present: Mr. T. Koonz, 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 November 12, 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:**

- none

**Review and Adoption of Minutes:**

- Regular Planning Board Meeting of October 22, 2025.

A motion was made by A. Barletta to accept the minutes, seconded by J. Palinsky.

All votes were in favor, none opposed, and none abstained.

**Old Business:**

- none

**New Business:**

- Master Plan
  - 10 years ago a full plan completed
  - review done in 2021 (Covid)

- funding process for 5 years
- timetable / extension
- increase number of meetings a month January – June
- mailing cost / Professional Planner expense / past experience
- annual report
- census 2020 / 1900 people / school population / use of homes on weekends & school vacations
- compare with other neighboring towns
- ‘coverage’ definition / setbacks
- Parking / bedrooms
- Size of homes / FAR – limits area of floor to the lot / bedroom threshold
- Goal to decrease chances of flooding
- Light / air / open space
- Existing homes / knocked down or fire rebuilds must follow current ordinances
- Zones within the residential to address differences
- Lower level restrictions tied to deed / deed restriction – non-conversion deed
  - No plumbing, sewer, electric, etc... only storage
- REAL regulations to influence BFE – State may pass regulations / ordinance
- Coverage / steps / ordinance
- Make a list of thoughts to consider as we look forward to the master plan
- RFP’s
- Recuse / testify if information to share
- Next meeting December 17, 2025

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

- None

**Discussion:**

- None

**Adjourn:**

On motion by Mr. Marino, seconded by Mr. Barletta the meeting was adjourned at 6:07 pm. All in favor of adjournment.

Respectfully submitted,  
C. Nunziato, Secretary