



**AGENDA  
BOROUGH OF LAVALLETT  
REGULAR MEETING OF THE PLANNING BOARD  
Wednesday, February 22, 2023 - 7:00 p.m.**

**Roll Call:**

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

Terry F. Brady, Esq.  
Millis J. Looney, PE, CME

**Flag Salute:**

**Public Notice Announcement:**

This is the Borough of Lavallette Planning Board Regular Meeting of February 22, 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 Planning Board Office of Borough Hall 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:**

**Application # 10-22 – Craig & Susan Hubert, 122 Washington Ave. – Block 53, Lot 5**  
(postponed from December 14, 2022, meeting)

The property is located on the south side of Washington Ave., approximately 134.5 linear feet east of the Bay Boulevard intersection, in Residence District A. The property contains 7,205 sq. ft. The site currently contains a 2-story framed dwelling with seven (7) bedrooms and a 1-story framed dwelling guest house. There is no information provided as to the number of bedrooms in the guest house.

The applicant is proposing to add a carport/deck/addition to the existing front dwelling and for the rear dwelling to remain as is.

The proposed carport, which is located on the east side of the front dwelling will have an elevated deck on top of the carport.

The addition to the rear of the front dwelling consists of a lower patio on the ground floor, a wine room on the on the first floor and a bath and deck on the second floor. In addition, a third-floor roof deck is proposed over an existing bedroom and the new bath.

It is noted that the application erroneously has the address listed as “122 Washington Street” instead of 122 Washington Ave, which is the correct address.

**Applications # 11-22 and 12-22 Zoning Appeals – Lori Sempervive, 40 Dickman Dr. – Block 974, Lots 11, 11.01, 12**

Applicant’s attorney has submitted two appeal applications for interpretation, corresponding to two applications for Zoning Permits submitted to the Borough and denied by the Zoning Officer. Both applications for interpretation seek to modify and legitimize an existing detached outdoor kitchen of approximately 11 feet in width and 30 feet in length erected without permits by removing the last 6 feet of the structure nearest the water’s edge and replacing it with a concrete paver patio. The modification to the structure and the need for variance relief for same.

**Application # 13-22 – Michael Swartz, 146 Elizabeth Ave. – Block 62, Lot 29 – expansion of non-conforming use**

The property is located on the south side of Elizabeth Ave. approximately 100 linear feet east of the Bay Blvd. intersection in Res. A. The property contains 5,000 sq. ft. The site currently contains a one-story framed dwelling in the front and a one-story framed dwelling in the rear. There is no information provided as to the number of bedrooms in the existing dwellings.

The applicant is proposing to elevate the existing one-story dwelling in the front to conform to FEMA regulations and to add a second story to the elevated home. Pursuant to the architectural plan “Scope of Work: proposal to elevate the existing front dwelling providing flood zone compliance. The proposal includes the addition of a storage floor under the existing dwelling footprint and the creation of a new second floor that is slightly smaller than the existing dwelling footprint. The existing rear dwelling shall remain.” No changes are proposed to the rear dwelling.

**Resolutions to be Memorialized:**

Application # 9-22: Eric Birchler, 1503 Grand Central Ave., Block 16, Lot 30 – approval with conditions.

Resolution to approve Annual Contract to Terry F. Brady of Brady & Kunz

**Review and Adoption of Minutes:**

- Re-organization and Regular Meeting of January 11, 2023

**New Business:**

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

**Open Discussion:**

**Adjourn:**

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