



AGENDA
BOROUGH OF LAVALLETTA
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, December 18, 2024 at 5:00 p.m.

Roll Call:

Alex Barletta –
John Bennett –
Anthony Cataline –
Joanne Filippone –
Jennifer Hartman-Sica –
Vincent Marino –

Joseph Palinsky –
Thomas Restaino –
George Shenewolf –
Mary Chyb –
Jennifer DeRienzo –

T. Brady, Esq. –
M. Goldstein, PE –

Flag Salute: A. Cataline

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular Meeting of October 23, 2024. 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.

Old Business:

- Date of January meeting was confirmed by T. Brady for January 22, 2025 for the re-organization meeting.
- Correction on application under additional fees:
 - Currently reads, Applicants requesting a special meeting or requesting that their matter be held over to a third meeting shall pay all fees required by ordinance prior to the holding of such meeting.
 - Should read, "Applicants requesting a special meeting shall pay all fees required by ordinance prior to the holding of such meeting."

Public Hearings:

Application # 15-2024 – 1903 Grand Central Ave. LLC, 1903 Grand Central Ave., Block 20, Lot 30 – Proposed construction of a mixed use structure.

1. Site Description:

The property is situated in the Business District, along Route 35 North, 50 FT. from New York Ave., and 100 FT. from New Jersey Ave. To the north, exists a two-story building, setback 1.6 FT. from adjacent property line, containing the Parlor Creamery & Hazelnut Café. To the south, a two-story building containing the Sand Dollar Pancake House, and to the east / rear of the property, a single-story, single-family dwelling with a single-story garage setback 2.7 FT. from the tract. The property presently contains a two-story dwelling, with pavers covering the front (west) yard, a concrete patio and overgrown planter in the rear (east) yard and concrete patios in the north and south side yards.

2. Application:

The applicant is proposing to demolish the existing improvements and proposes to install a mixed-use structure containing commercial space on the first floor and a residential apartment on the second floor. The total floor area of the proposed building is 3,837 S.F. and two off-street parking stalls are proposed for the apartment dwelling.

Application # 08-2024 – Rizzo Family Lavallette Trust, 2307 Baltimore Ave., Block 50.02, Lot 32 – Home lift and renovations – continued from August 28 to September 25 to October 23, 2024 to December 18, 2024

1. Site Description:

The property is situated in the Residential Zone A, on the southwestern corner of Baltimore and Trenton Avenue. The property currently contains a two-story frame dwelling, with a wooden deck along Trenton Avenue, a shed in the northeastern corner, a concrete driveway, paver patio, and concrete walking path, with the balance of the tract covered in pervious stone.

2. Application:

The applicant is proposing to raise their existing home and construct a second-floor addition composed of two new bedrooms, one new bath, and a second story rear and side deck. The applicant is seeking variance relief for an existing front and side yard setback, ground coverage and structure coverage.

Resolutions to be memorialized:

NA

Review and Adoption of Minutes:

Regular Planning Board Meeting of November 13, 2024.

New Business:

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

- NA

Open Discussion:

Adjourn:

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