



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, December 17th, 2025 at 5:00 p.m.

Call to Order

Flag Salute: Chairman Cataline

Roll Call:

Alex Barletta –
John Bennett –
Anthony Cataline –
Joanne Filippone –

Jennifer Hartman-Sica –
Vincent Marino –
Joseph Palinsky –
Thomas Restaino –

Mary Chyb –
Jennifer DeRienzo –
Mark Speaker –

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

Public Notice Announcement:

This is the Borough of Lavallette Planning Board Regular Meeting of December 17, 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 Clerk's 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 Applications before the Board:

- **Application #11 – 2025, 702 Grand Central Ave., Bennedetto D'Aloisio, Block 34.01, Lot 102**
 - **The applicant proposed modification of use variance.**

Application:

The applicant proposes an interior and exterior renovation for a change of use from retail pharmacy to a restaurant. The proposed layout includes a kitchen, seating areas, coolers, restrooms, outdoor dining and storage. The application will require variance relief for parking and outdoor seating on a side street.

Site Description:

The property is situated in the Downtown Business District (B-2) at the corner of Reese Avenue and Grand Central Avenue (also known as Route 35 North). The 10,000 S.F. tract contains an existing 8,200 S.F. retail building, formerly occupied by a Rite-Aid pharmacy. The site is surrounded by local shops and restaurants, with commercial uses to the north and south along Route 35, and residential properties to the west.

Note: This meeting shall end before or promptly at 9:00 pm. This agenda is subject to change prior to or at said meeting.

Resolutions to be memorialized:

- none

Review and Adoption of Minutes:

- Regular Planning Board Meeting of November 12, 2025.

Old Business:

- none

New Business:

- planning board attorney

Correspondence:

- none

Open Discussion:

- Master plan and Request for proposals
- ...
- ...

Closed session:

Adjournment:

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

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