



AGENDA
BOROUGH OF LAVALLETT
REGULAR MEETING OF THE PLANNING BOARD
Wednesday, September 24, 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 –

Mark Speaker –
*Mary Chyb –
*Jennifer DeRienzo –

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 September 24, 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 #9 – 2025 – 19 New Jersey Ave., Sean and Nicole Crawford, Block 19, Lot 24**

Site Description:

The property is situated in Residential District A, along the north side of New Jersey Avenue, approx. 250 feet from Route 35 North. The 5,000 square foot lot contains a two-story, single-family dwelling, with a front and rear porch. The front yard contains a paver driveway surrounded by decorative stone. The rear yard contains a bar/shed, an outdoor shower enclosure, and an inground swimming pool surrounded by a paver patio.

Application:

The applicant has replaced an existing shed on the property with the bar/shed shown on the plan. The lot is currently subject to existing non-conformities due to structure coverage and dwelling setbacks. The applicant seeks variance relief to alter the structure coverage & will also need variance relief for the accessory structure (shed) size and setback.

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:

- Application #10-2025 – 2406 & 2406A Oceanfront Ave., MGC Development, LLC, Block 25, Lot 3
 - The applicant proposed a minor subdivision, splitting the ninety-foot-wide lot into two equal lots fronting the oceanfront. The variance relief for lot area and lot width was approved with conditions.
- Application #8 – 2025 – 227 Westmont Ave., Janine and Steve Kolinsky, Block 1113, Lot 41
 - The applicant requested a time extension on an existing resolution of Approval dated July 26, 2023. The motion passed and was approved.

Review and Adoption of Minutes:

- Regular Planning Board Meeting of August 27, 2025.

Old Business:

- none

New Business:

- none

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

- none

Open Discussion:

- none

Adjournment:

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

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