BOROUGH OF ISLAND HEIGHTS

PLANNING BOARD MEETING MINUTES

OCTOBER 22, 2026 – 7:00 P.M.

VICE-CHAIR KIER CALLED THE MEETING TO ORDER AT 7 PM.

VICE-CHAIR KIER LED ALL IN THE SALUTE TO THE FLAG OF THE UNITED STATES OF AMERICA

VICE-CHAIR KIER READ THE FOLLOWING PUBLIC MEETING ANNOUNCEMENT:

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT OF THE STATE OF NEW JERSEY, ADEQUATE NOTICE OF THIS MEETING WAS PUBLISHED IN THE ASBURY PARK PRESS AND THE NEWARK STAR LEDGER STATING THE TIME, DATE AND PLACE OF THIS MEETING. NOTICE OF THIS MEETING WAS ALSO POSTED ON THE BOROUGH BULLETIN BOARD, TELEVISION CHANNEL AND WEBSITE.

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.

VICE-CHAIR KIER REQUESTED THE ROLL CALL OF THE MEMBERS OF THE PLANNING BOARD:

Mr. Baxter	**Present**	Absent
Mr. Boyko	**Present**	Absent
Ms. Kier	**Present**	Absent
Mr. McDaniels	**Present**	Absent
Mr. Parisi	Present	**Absent**
Ms. Pendleton	Present	**Absent**
Mr. Richert	**Present**	Absent
Mr. Slavick	Present	**Absent**
Mr. Smith	**Present**	Absent

ALTERNATES

Mr. Migdon	Present	**Absent**
Mr. Zicchinelli	**Present**	Absent

VICE-CHAIR KIER INTRODUCED THE:

Approval of Prior Meeting Minutes

Motion to Approve the Proposed Minutes for the Board Meeting of February 12, 2026:

Motion: Mr. Smith
Second: Mr. Richert

Voting Record:

Mr. Baxter **Yes**/No Abs.	Mr. Boyko **Yes**/No Abs.	Ms. Kier **Yes**/No Abs.	Mr. McDaniels Yes/No **Abs.**
Mr. Parisi Yes/No **Abs.**	Ms. Pendleton Yes/No **Abs.**	Mr. Richert **Yes**/No Abs.	
Mr. Slavick Yes/No **Abs.**	Mr. Smith **Yes**/No Abs.		
Mr. Migdon Yes/No **Abs.**	Mr. Zicchinelli Yes/No **Abs.**		

VICE-CHAIR KIER INTRODUCED:

Block 14 – Lot 5.01 – 130 Oak Avenue – Variance Application – Sebastian Lavalle – Applicant

Applicant Presentation:

Gregory Hock – Recognized by the Chair as attorney for the Applicant. Mr. Hock explained that due to a construction error the foundation for the Applicant's single family home was placed in a location on the lot that does not conform to the Borough Zoning Code.

Robert Harrington – East Coast Engineering was introduced as engineer for the Applicant, he was recognized by the Chair and sworn in by Mr. Brady. Mr. Harrington provided two exhibits to the Board and detailed to location of the foundation and the requested variance.

Sebastian Lavalle – (Applicant) – Recognized by the Chair and sworn in by Mr. Brady. He was questioned by Mr. Hock and several Board Members and provided testimony as to the anticipated landscaping on the property.

Board Member Comments/Questions:

Board Members **Baxter, Boyko, Richert and Smith** questioned Mr. Harrington on the details of his presentation.

Public Comments:

Vice Chair Kier opened the floor for Public Comments on the application. All of those who commented were sworn in by Mr. Brady.

Frank Morrell – Spoke in opposition to the application as he expressed that the situation was preventable and is not appropriate for variance relief.

Christine Gabriel – Spoke in favor of the application. She said that the requested relief will have no negative impact on the neighborhood and the new structure will be an improvement.

Mary Beth Dowbachuk – Spoke in favor of the application and said that she believes that it should be granted.

Vice-Chair Kier entertained a:

Motion to Approve and Grant the Application:

Motion: Mr. Smith
Second: Mr. Richert

Voting Record:

Mr. Baxter Yes/**No** Abs.	Mr. Boyko Yes/**No** Abs.	Ms. Kier **Yes**/No Abs.	Mr. McDaniels **Yes**/No Abs.
Mr. Parisi Yes/No **Abs.**	Ms. Pendleton Yes/No **Abs.**	Mr. Richert **Yes**/No Abs.	
Mr. Slavick Yes/No **Abs.**	Mr. Smith **Yes**/No Abs.		
Mr. Migdon Yes/No **Abs.**	Mr. Zicchinelli **Yes**/No Abs.		

VICE-CHAIR KIER ENTERTAINED A MOTION FOR:

Meeting Adjournment

Motion to Adjourn

Motion: Mr. Smith
Second: Mr. Richert

Voice Vote Yes: Unanimous No:

Respectfully Submitted,

Sean Asay
Deputy Secretary