

POINT PLEASANT PLANNING BOARD
September 22, 2016

The regular meeting of the Point Pleasant Planning Board was called to order at 7pm by Chairwoman Bavais. Ms. Bavais read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll Call:

Present: Mayor Sabosik Mr. Vitale Mr. Permuko Mr. Lobravico Mr. McHugh Mr. Forsyth (left At 8:30pm) Mr. Welch Mr. Faraldi Mr. Scarpello Ms. Bavais

Absent: Mr. Furmato

Attorney: Ben Montenegro Engineer: Laura Neumann Secretary: Catherine Gardner

NEW BUSINESS:

Preliminary/Final Site Plan – Block 208 Lot 1 – 3014 Lakewood Rd., Applicant: Pasquale Carannante

Daniel Popovitch, attorney for the applicant, stated the existing building was formerly Rita's Ice and then Scara's Ice; the building has been vacant several years. The structure was going to be renovated, however, it's too old, will demolish and rebuild in existing footprint.

Joseph Carannante was sworn in. He stated his family has owned the property for at least 20 years; the building is probably about 30 years old. When Scara's left, they did not turn off the water and the pipes burst during the winter causing damage. After having contractors look at the building, he was told it was easier to demolish and rebuild.

He stated he is proposing an ice cream store, no tables and counter service only.

Mr. Welch asked about the outside dining ordinance; Mayor Sabosik stated it would be a safety issue and would need bollards. Mr. Popovitch stated the bollards can be installed.

Mr. Popovitch stated the building would be the same footprint, except for a 6x10 additional area to the rear of the building.

Hours of operation would be 10:00am – 11pm; family members would be running the business. There is a freestanding sign; the sign would be in the same location & size. Mr. Vitale stated if the sign would not be reused and a new sign to be installed, he would like to see it meeting the ordinance and be compliant.

Deliveries would be 10am-noon; garbage pick-up would be dictated by the owner as to time.

No State approval as there is not entry onto the highway from the property; access is on Northstream Pkwy. Will not require an access permit.

There is a large tree at the rear of the property which would be removed. Board would like to see plantings installed and clean up the property. There should be a buffer between this property and the residents to the rear. The 6 x 10 additional space on the building would be a walk in box.

Mr. Welch stated the outdoor dining is a yearly lease. The board discussed the ordinance; Mr. McHugh stated no other ice cream stores/ice stores obtain the license as they are not restaurants. He felt it should remain consistent.

Robert C. Burdick, P.E., P.P, was sworn in. He discussed the property and the adjacent uses. He stated it would be the same footprint as the existing with 86 sq. ft. of additional space

The applicant would reuse the site for ice cream and related product sales, as was approved by the Planning Board by Res. 2007-29, which included hot dogs, pretzels and other desserts. Hours of operation would be 11am – 11:30 pm which was also a previous approval for Scara's Ice.

Loading and truck traffic has been and will continue to be at times when site traffic is lower and will be provided through the parking lot and/or from Northstream Pkwy. The trucks are smaller and has worked for years at the site.

Refund and recycling would be handled by the existing trash enclosure at the property. A six foot vinyl fence would be added to the adjacent resident and would also add plantings. Mr. Burdick will provide a landscape plan.

Parking would not change from the previous approvals. According to NJDOT traffic projections tables, there will be no increase in peak hour traffic.

The applicant plans to provide outdoor seating similar to that approved in 2007 – three picnic tables and would be adjacent to the existing paver area.

Mayor Sabosik stated he would like to see the 6 ft. vinyl fence extended to be a more cohesive look; the applicant agreed. The chain link fence is the neighbor's fence.

Site lighting is provided by the existing parking lot lights and building lights and has been found to be adequate for the property without adversely affecting adjacent uses.

A larger sidewalk at the north side of the five spaces would add little for pedestrian accommodation. Patrons approach the facility through the parking lot which, leads to the retail window and the sidewalk would service only one parking space.

The current plan buffers the site from the adjacent residential properties to the south. Additional planting can be provided if the board wishes and would provide a landscape plan.

The plan will increase impervious coverage by 10 sq. ft. While the building extension is 86 sq. ft., 76 sq. ft. is over an existing impervious area. With the addition of any landscaped area, storm water discharge will be reduced from the lawn area. Storm water discharge will not be significantly affected and would request a waiver for structural items.

The existing refuse area has been adequate for the use of the property, which would not be changing. It is convenient to the building, out of the front yard area and accessible for removal of refuse.

No change to the existing sign other than lettering will occur.

Applicant requests a waiver from any additional improvements along the adjacent roadways. Considering the scope of the project and its minimal impact, roadway improvements would be an undue hardship on the applicant.

No additional sight triangle improvements are needed since there are no visual obstructions to traffic on either Northstream Pkwy. or Rt. 88.

The floor plan for the site will not be altered significantly from the existing condition with the exception of the 86 sq. ft. addition

The Borough tax map shows easements along the side of Northstream Pkwy. but Mr. Burdick's office does not have information regarding them and they would not be encroached upon.

The applicant will obtain all other approvals required which appears to be limited to the County Planning board, which has been received.

Mrs. Neumann asked that the plan be revised for striping and the handicap parking, and also a stop sign and bar at the exit; Mr. Burdick agreed.

The board, Mrs. Neumann and Mr. Burdick discussed the four foot sidewalk and removing a railroad tie to have more room to maneuver cars from the parking space. The sidewalk will be widened to four feet at the last parking space. A bicycle rack will be installed at the southwest corner of the building.

PUBLIC – QUESTIONS

Kevin, 806 Northstream Pkwy. approached and looked at the site plan and did not have any questions.

PUBLIC – COMMENTS

Kevin Carr, 806 Northstream Pkwy. was sworn in. Mr. Carr stated he has had issues with the tables and would prefer benches. He stated there was never enough parking when Rita's was at this location, but the when the bank was built, the carry over for parking was at the bank, which works out.

Mr. Carr stated he has a problem with the lighting on the site – the main lights stay on all night. Mr. Popovitch stated they would make sure that is no longer a problem.

Mr. Carr stated he would like a buffer of larger bushes along the fence line.

Mr. Burdick stated the applicant would install shields on the lights.

PUBLIC – CLOSED

The board discussed the cooking of hot dogs and Mr. Welch stated he feels the yearly dining fee should be paid. Mr. Montenegro disagreed stating it is not a restaurant.

Mr. Forsyth made a motion to approve the application; seconded by Mr. McHugh.

Roll Call Vote

Mayor Sabosik: Yes Mr. Vitale: Yes Mr. Permuko: Yes Mr. Lobravico: Yes Mr. McHugh: Yes Mr. Forsyth: Yes Mr. Welch: Yes Mr. Faraldi: Yes Ms. Bavais: Yes

RECESS

Informal Application – Block 240 Lot 11 – 2204 North Rd., Applicant: TFM Builders LLC

Daniel Popovitch advised the board that the proposal would be to subdivide the property, one lot would be 54.71 ft. in width; the other 58 ft. Each lot would be in excess of the lot area requirements and would be 8,062 sq. ft. They would also have 7 ½ foot setbacks.

Aaron McLaughlin approached the board and showed the board the proposed homes.

Mrs. Neumann asked if Mr. McLaughlin would be seeking a variance for the 2 ½ stories. He stated it would be two stories and no variance. As the homes exceed lot area, it possible the homes would be pushed back a bit more for parking.

Mrs. Bavais polled the board; they would be in favor of a formal application

Informal Application – Block 30 Lot 7.01 & 8.01 – 2303 & 2305 Allen St., Applicant: Newlin Construction:

Daniel Popovitch, appeared before the board with Robert Shippee. Mr. Popovitch stated the property received minor subdivision approval in 2014 for two lots. Mr. Shippee is proposing a three lot subdivision with all lots facing Allen St.

Mr. Shippee distributed exhibits showing the three proposed homes, which would be smaller than the two larger homes. The corner house would be approximately 1200 sq. ft. and the other two would be 1500 sq. ft. He stated the vast majority of the lots are 50 ft. in that area. The footprint of the two homes are on an overlay exhibit with the three homes.

Mrs. Neumann stated in 2014, approval was granted for two conforming lots and doesn't understand the planning rationale for two conforming lots to three non-conforming lots.

The board discussed the front porches and setbacks.

The board discussed the previous approval which are conforming and compliant with planning. Mrs. Neumann stated there would need to be testimony to show the goals to be inconsistent with planning.

James Giordano, P.E. explained the size of the homes on two lots vs three lots.

Mr. Shippee explained the reduction in the size of the homes are due to the market. People want smaller homes, especially empty nesters. He explained the marketing of homes, smaller home on smaller lot vs smaller home on larger lot. People do not want to maintain large lots. Mr. McHugh agreed with Mr. Shippee stating the real estate market has changed.

Several board members stated the lots in the area are larger than the proposal. Mr. Popovitch stated they would bring a planner if there is a formal application.

Ms. Bavais polled the board; the majority of the board was not in favor of a formal application, however, several members stated they would hear what a planner would testify to make a decision.

VOUCHERS

The board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$600.00 (PP 847 Prop), \$375.00 (Joyostsna/Kokila), \$600.00 (General Board)
CME Associates: \$381.00 (TFM Bldrs), \$143.00 (Furgason)

There being no further business, Mr. McHugh made a motion to adjourn. The regular meeting of the Planning Board adjourned at 9:15 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary