

POINT PLEASANT PLANNING BOARD

December 18, 2014

There was a problem with the laptop computer used to record meetings; this meeting was not recorded.

The regular meeting of the Point Pleasant Planning Board was called to order by Chairman O'Rourke at 7:10 p.m. Mr. O'Rourke read the Notice of Compliance which states adequate notice of the meeting had been given.

Roll Call:

Present: Mayor Schroeder Ms. Bavais Mr. Permuko Mr. Lobravico Mr. McHugh Mr. Welch
Mr. Malinowski

Absent: Mr. Sabosik Mr. Maffei

Engineer: Doug Rohmeyer Secretary: Catherine Gardner

MINUTES: The board approved the minutes of October 16, 2014.

RESOLUTIONS:

The following resolutions were memorialized by the Board:

Res. 2014-15 – Exempt Site Plan – Block 209 Lot 5 – 3410 Lakewood Rd., Applicant:
E. Popovitch LLC (Approved)

Res. 2015-16 – Amended Final Site Plan – Block 212 Lot 1; Block 349 Lot 3.01, 3260 Bridge Ave.,
Applicant: Point 88 Realty Co., Inc. (Approved)

Exempt Site Plan Committee Reports:

Mr. McHugh gave a report on the following:

Four Point Heating & Cooling, 642 Ocean Rd. The applicant proposes a business office and shop for existing heating and cooling company in a space in the GC zone; previously approved as an office and shop for Lombardo Contracting. Applicant will have no more than five people working in the shop and has minimal walk in traffic. Site has five dedicated parking spaces, will have own garbage facilities. Committee saw no need for action and referred back to the zoning officer for his approval.

A chiropractor met with the committee but wished that his name not be used. Applicant proposes a chiropractic office in a site currently occupied by a hair salon, changing use from personal services to professional use (less intense). Site also consists of a dog groomer, yogurt shop and massage establishment. Parking totals 15 spaces. Applicant will be sole practitioner with staff of one. Committee saw no need for action and referred back to the zoning officer for his approval.

Special T Graphics, 2429 Bridge Ave. The applicant proposes moving an existing 32 year business from other Bridge Ave. location. Applicant has 1-2 employees at any time, site has a total of 15 parking spaces. Applicant produces a minimal garbage and has agreed to improve corner signage planter. Committee saw no need for action and referred back to zoning officer for his approval.

Renee Typaldos, 3247 Lakewood Rd. Applicant proposes a retail apparel/prom/bridal store in a space formerly occupied by Kirby Vacuum. Applicant will have 2-3 employees at a time. The site has ample front and rear parking. Use is permitted in the zone. The committee saw no need for action and referred back to the zoning officer for his approval.

Dearborn Builders, 604 Ocean Rd. The applicant proposes to locate his contracting business office in the second floor (currently Wick It Good Candles) to a wood shop. Use is permitted in the zone and will result in the elimination of the current mixed use at the site. Applicant has 6-7 employees that will be working on site. All material and equipment will be screened. The committee opinion is that the applicant will need to make an application to the full planning board as an exempt applicant.

Colfax Construction, 1508 Beaver Dam Rd., Unit #3. Applicant proposes to occupy the office space formerly approved as an engineering firm. Applicant will have no other employees other than the

owners. Will be parking only one ¾ ton truck on site. All are permitted in the zone. The committee saw no need for action and referred back to the zoning officer for his approval.

Mr. O'Rourke stated an issue has come up about the board granting a temporary approval across from the Nature's Reward. The temporary approval ran out approximately one year ago. There were environmental issues on the site. The applicant was put on notice to return to the Board as his temporary approval has lapsed.

Mr. O'Rourke stated the board needs to be more careful with temporary approvals. Mr. O'Rourke and Mayor Schroeder stated that Mr. Montenegro could send a notice to the applicant.

The board discussed how it would be embarrassing if the applicant doesn't come back to the board. Mr. Nikola asked if it was the board who enforces resolutions; Mr. O'Rourke stated no, the zoning officer.

Mayor Schroeder stated when the Garden Center came to the board for an exempt site plan he had asked them questions relating to the site. After their approval, they made changes and there are still violations on the site.

Mayor Schroeder stated the zoning officer doesn't feel enforcing resolutions is important enough. He also stated he found property maintenance issues while going door to door during his campaign. He stated the property values of the residents need to be protected.

Ms. Bavais stated the board members should not be the enforcers of the resolutions. She also stated if there are any others, they also need to be addressed.

Mr. Welch made a motion to have Mr. Montenegro forward a letter to the applicant; seconded by Mr. Lobravico.

After a discussion, Ms. Bavais, Mr. Nikola, Mr. Welch and Mr. Lobravico will be the committee to review the RFP's submitted by professionals for appointments for 2015.

Mr. O'Rourke thanked the board for their service to the town and stated he felt they did a fantastic job this past year. The board members thanked Mayor Schroeder for his service to the town.

VOUCHERS:

The board approved payment for the vouchers:

Montenegro, Thompson, Montenegro & Genz: \$30.00 & \$345.00 (Point 88 Realty), \$255.00 & \$360.00 (Blazing Hammers), \$60.00 & \$465.00 (Manasquan Savings), \$120.00 (Minerva Properties), \$120.00 (Bay Park Properties), \$165.00 & \$315.00 (Hometech Homes), \$195.00 (MacLinton), \$300.00 (Piserchia), \$270.00 (E. Popovitch), \$405.00 & \$540.00 (General Board)

CME Assoc. \$138.00 & \$178.00 (Blazing Hammers), \$161.25 (Hometech Homes), \$369.00 & \$123.00 (Point 88 Realty), \$161.00 (Minerva Properties), \$483.75 & \$165.00 (Piserchia), \$707.25 & \$207.00 (E. Popovitch), \$276.00 (Manasquan Savings)

Ocean/Coast Star: \$6.96 (Piserchia), \$6.95 (Powell)

There being no further business, Ms. Bavais made a motion to adjourn. The regular meeting of the Planning Board adjourned at 7:45 p.m.

Respectfully submitted,

Catherine Gardner, Planning Board Secretary

