

POINT PLEASANT PLANNING BOARD
January 26, 2017

The Re-organization/Regular meeting of the Planning Board was called to by Ms. Bavais at 7:00 p.m. Ms. Bavais read the Notice of Compliance, which states adequate notice of the meeting had been given.

Roll Call:

Present: Mayor Sabosik Mr. Furmato Mr. Permuko Mr. Lobravico Mr. McHugh
Mr. Forsyth Mr. Welch Mr. Faraldi Ms. Bavais
Mr. Preiser arrived at 7:45 pm

Absent: Mr. Vitale

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

Re-Organization:

The board made the following appointments:

Chairwoman: Mary Jane Bavais Attorney: Ben Montenegro
Vice Chairman: Jack McHugh Engineer: Laura Neumann
Secretary: Catherine Gardner

Exempt Site Plan Committee:

Jack McHugh Robert Forsyth Mayor Sabosik

Ms. Bavais stated she would try to make meetings, but asked board members to think about being on the committee and they would discuss again at the special meeting on 1/31/2017.

The board will meet on the fourth Thurs. of each month with the exception of November. The official newspaper will be the Ocean Star

Resolutions:

The Board memorialized the following resolution:

Res. 2016-11 – Preliminary/Final Site Plan – Block 112 Lot 65 – 847 Arnold Ave.,
Applicant: Point Pleasant 847 Properties , Inc. (Approved)

UNFINISHED BUSINESS:

Preliminary/Final Site Plan – Block 316 Lot 5 – 2434 Bridge Ave., Applicant:
Jyotsna & Kokila Properties (Dunkin Donuts)

Daniel Popovitch, attorney for the applicant appeared before the board. Exhibit A-4 – colored site plan was marked as evidence.

Mr. Popovitch stated the Ocean County Planning Board required revisions to the plans and they also revised the plans according to the Board's comments.

Donuts are delivered daily – in a small truck; delivery trucks would not exceed 26ft. in length twice weekly (Exhibit A-5 – DeMarco letter dated 9/19/2016 stating length of trucks)

Richard DeFalco, PE, PP, remains under oath. He stated the latest plan revision is dated 12/16/2016 and includes:

One way truck delivery access (trucks only for loading/unloading); River Ave. will be exit only; fire lanes & signage; trash enclosure moved behind Dunkin Donuts for stores and apartments, recycling in smaller container; footage for Dunkin Donuts was reduced to 2,80 sq. ft; pole

lighting is LED colonial style; underground recharge system (County approved), A/C for the retail/apartments will be located on roof and screened; 4 parking spaces for apartments will be signed residents only; bollards added at all corners; added sidewalk.

The County required a concrete island for right turn only onto River Ave., the right of way along the County road was widened by eight feet (3 feet further into the site); retail/apartment building was reduced by three feet; 6 ft. landscape between the parking lot and sidewalk, 11 cars for stacking from the order window.

Design waivers requested: off street parking spaces 10 x 20 ft. to 9 x 18 ft.; aisle width, no loading or parking within 5 feet of property line, all areas between a parking area and a building shall be landscaped – no landscaping is proposed, driveway width for two way traffic.

There will be LED wall packs with shields on the rear of the building.

Mr. Popovitch stated there is a 400 sq. ft. office for Mr. Patel on the second floor; the applicant is requesting additional space be approved for storage adjacent to his office, which would increase the square footage of the office, but there would not be a bathroom.

The size of the apartments would be (2) at 750 sq. ft. and (1) at 843 sq. ft.

Mr. Patel, still under oath explained the drive thru process. Hours of operation would be 4am to 10:30 pm with the prime busy hours being 7am-10am.

Mr. Patel discussed with the board the drive thru speakers and volume. He stated there would be two retail stores, unknown what type at this time.

PUBLIC – QUESTIONS

Chris Celentano, 2429 Minerva St. asked questions relating to flooding due to the increase in coverage; Mrs. Neumann explained the recharge system and how it would work. He would also like to see an 8 ft. fence. Board members they feel the 6 ft. fence with arborvitae planted along the fence would be sufficient.

Davis Szczko, 1312 River Ave. questioned if there would be a restriction of left onto River Ave. Mr. DeFalco stated its exit right turn only.

Martin Masterson, 1696 East Dr. questioned the amount of parking spaces.

After a discussion with the board, there will be a condition that the two rear spots would be employees of the retail tenants.

Gary McClary, Minerva St. asked about projections for traffic counts; Mr. DeFalco stated they would increase 10%-20%.

RECESS

PUBLIC – COMMENTS

The following persons objected to the application being approved:

June Burkhardt, 2229 Laguna Dr.

Chris Celantano, 2429 Minerva St. Mr. Popovitch cross examined Mr. Celantano, at which time Richard Wenger, attorney representing Mr. Celantano objected to the cross examination.

Mr. Montenegro explained the process and that it was Mr. Popovitch's right.

Pamela Masterson, 1696 East Dr.

David Szczko, 1312 River Rd.

Gary McClary, Minerva St.

CLOSED TO PUBLIC

Mrs. Neumann stated there are bulk variances associated with the application due to impervious coverage and the granting of the variance must meet the criteria of the ordinance.

Mr. Popovitch made his closing arguments.

Board members gave their comments, feeling there is too much coverage on the property, parking within the setbacks.

Mr. Popovitch asked that the application be tabled until the 2/23/2017 meeting.

Mayor Sabosik and Ms. Bavais stated that the two applications on tonight's agenda would not be heard to the hour. They stated the board secretary would place them on the agenda for the special meeting to be held on 1/31/2017.

VOUCHERS:

The Board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$150.00 (Joyostna/Kokila), \$555.00 (PP 847 Prop), \$30.00 (Carannante), \$105.00 (TFM Bldrs), \$420.00 (General Board)
CME Assoc: \$71.50 (2154 Bridge Ave.), \$103.75 (Carannante), \$177.00 (Wick it Bad), \$1717.50 (Sailskidive), \$855.00 (PP 847 Prop), \$90.00 (Weisleder), \$35.75 (Sailskidive), \$1,068.00 (TFM Bldrs)
Remington, Vernick & Vena: \$390.00 (Furgason), \$672.50 (Carannante)
Asbury Park Press: \$6.60 & \$26.40 (General Board)

There being no further business, Mr. McHugh made a motion to adjourn. The regular meeting of the Planning Board adjourned at 10:45 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary