

## POINT PLEASANT PLANNING BOARD

April 27, 2017

The regular meeting of the Planning Board was called to order by Chairwoman Bavais at 7:10 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. McHugh Mr. Faraldi Ms. Bavais

Mr. Welch arrived at 7:20 p.m.; Mr. Preiser arrived at 7:30 p.m.

Absent: Mr. Vitale Mr. Permuko Mr. Lobravico Mr. Forsyth

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

RESOLUTIONS:

The following resolutions were memorialized by the Board:

Res. 2017-04 – Minor Subdivision & Variance – Block 274 Lot 11 & 12 – 1603 Bay Ave. & 702 Hance Pl., Applicant: Susan & Ernest Scherler – Approved

Res. 2017-05 – Administrative Approval – Block 279 Lot 132 – 1400 Rue Mirador, Applicant: Minerva Properties (Approved)

Res. 2017-06 – Minor Subdivision & Variance – Block 240 Lot 11 – 2204 North Rd., Applicant: TFM Builders LLC (Approved)

Res. 2017-07 – Minor Subdivision & Variance- Block 162 Lots 7 & 8 – 1209 Johnson Ave. & 1100 Ocean Rd., Applicant: Sailskidive LLC (Approved)

MINUTES: The board approved the minutes of March 16, 2017 & March 23, 2017

Ms. Bavais stated the board will be going out of order on the agenda.

NEW BUSINESS:

Preliminary/Final Site Plan – Block 49 Lot 13 – 2801 Lakewood Rd., Applicant: Bugun LLC

Francis Rupp, attorney for the applicant appeared before the board with his client, Tanner Cetintas.

Robert C. Burdick, P.E., P.P. was sworn in. Mr. Burdick stated the application is to convert the Conoco gas station/auto repair service to a gas station/mini mart. The service bays would be eliminated and a 35 x 7 addition would be added to the northwest corner of the property.

Mr. Burdick described the surrounding areas – both commercial and single family homes.

Mr. Burdick described the property site, entrance/exits along Rt. 88 and also along Boulton Ave. He stated there are no variances associated with the applicant, however, there are existing Non-conformities. The applicant is requesting a waiver from the 9x18 parking spaces and allowing parking in the front yard setback area.

The hours of operation would be 5am – 11p.m., three employees at maximum on a shift, box truck deliveries, no cooking but would use a microwave, men/women bathrooms on the outside of the building and a sign that would conform with the ordinance.

Mr. Burdick stated there would be no additional lighting other than low level security lighting at the rear of the property. The owner has maintained the landscaping and would be adding additional landscaping. The fence at the rear property line would be replaced with a six foot vinyl fence.

Mayor Sabosik stated he felt that the fence and landscaping should be upgraded. He also didn't care for the public bathrooms to be on the outside of the building and should be located inside. The applicant would accept a condition for these matters.

Tanner Cetintas, owner, was sworn in. Mr. Welch asked if he would have a propane filling station; he stated no. He also stated that the kiosk would be removed.

There are ten proposed parking spaces and eight are required. The gate on the north side would be maintained for trucks coming in for unloading and trash pick up.

Mr. Cetintas stated he would have delivery by an 18 wheel truck twice per week for Pepsi and Coke products. The mayor stated he was concerned with the size of the trucks. Mr. Cetintas stated he could request a smaller truck for deliveries.

There is a proposed 50 ft x 12 ft. pad for trucks. The site has been environmentally tested; tanks were installed 10 years ago and they are checked monthly.

Mr. Faraldi stated the parking spaces are 9 x 18 – one space is 8 ½ feet; he asked that the space be eliminated. Ms. Bavais asked if the siding would be compatible; the board felt that the entire building should be re-sided.

Mr. Burdick stated the architect is on vacation; the mechanicals would be on the roof and would be screened.

The board asked for revised architectural drawings showing the revisions for the bathrooms, the front elevation and a sign plan.

#### **PUBLIC – None**

This application will be carried to the May 25<sup>th</sup> meeting without further notice.

#### **Minor Subdivision & Variance – Block 302 Lot 1 – 2216 Middle Ave., Applicant: Justin Marcinkowski:**

Daniel Popovitch appeared before the board and stated when the plan was submitted, the applicant was going to request a waiver for curbs and sidewalks. He further stated the board has not been granting the waiver and the plan would need to be changed. Also, the plot plan was not delivered to the board secretary and apologizes the board.

He stated changes need to be made and asked that the application be adjourned until May 25<sup>th</sup> without further notice.

Ms. Bavais stated there are quite a few people from the public in attendance and suggested the applicant's professionals meet with the public in the foyer to see if issues could be worked out, if there are any.

The application will be carried to the May 25<sup>th</sup> meeting.

#### **Exempt Site Plan – Block 128 Lot 46 – 805-809 Ocean Rd., Applicant: Ocean Associates LLC**

Mayor Sabosik stepped down from the board due to conflict.

Daniel Popovitch addressed the board – the Zoning Board had approved a site plan for this property due to an apartment on the second floor; the apartment is being eliminated, which makes the property conforming and a Planning Board application.

The applicant appeared before the exempt site plan committee, who recommended the applicant appear before the Board.

Anthony DellBuono was sworn in. He stated he and his brother own the property and the Signature Kitchen business. He stated the kitchen business is on the first floor and interior design business on the second floor.

He stated the proposal is for Signature Kitchens to utilize 60% of the first floor and the interior designer 40%; abandon the apartment use on the second floor and construct an 8 ft x 8 ft vestibule addition on the front porch. He stated the apartment would be office space.

The board and Mr. DellBuono discussed the first floor area.

He stated there is a 4000 sq. ft. masonry accessory storage building at the rear of the property. There is a tenant coming in to utilize one of the units in the building and he will be adding a garage door and installing a bathroom.

He also stated that the interior designer would like to use one storage unit and he has a plumber, Family Tradition who would also like to rent of the storage units. Mr. Popovitch stated the applicant had received approval from the Zoning Board for the five storage units.

Mr. DellBuono stated he has a tenant interested in the small office on the second floor and use of one storage unit.

He explained the current tenants using the storage building. When asked, he stated the apartment is extremely small and would make it part of the small office area; he would remove the stove and keep it as a break room.

Board members discussed the jurisdictional issue since the Zoning Board granted approval. Mr. Montenegro stated that since the property and building now conforms due to the removal of the stove in the apartment, the Planning Board would retain jurisdiction.

Ms. Bavais asked why approximately 75 trees were removed from the property. He explained the very large tree in the front was dead, as were several other trees. He stated the site will be improved and would need 60 parking spaces for the improvements he plans to make to the property. He stated he checked with the zoning officer several times and was told there was not a tree ordinance and he could remove the trees. Also, when the tree service was at the property he said it would be cheaper to do the addition work now than coming back later. Ms. Bavais stated the town does have a tree ordinance. He stated he would be back in approximately six months with another plan for the property. Ms. Bavais stated he would need to include a substantial landscape plan at that time.

Edward Easse, architect and planner, was sworn in. The board accepted his credentials.

Mr. Easse described the interior of the building. The addition will flow into the building; the applicant will not be destroying the appearance of the grand porch. There will be full separation between the two businesses on the first floor.

Hours of operation for Signature Kitchens is usually 9am – 9pm on weekdays and the same for the interior designer.

The applicant also would like to install a 10 x 10 storage shed behind the area of the five parking spaces towards the rear of the property.

Mr. Welch asked the hours of operation for the plumber. Mr. DellBuono stated the hours approved by the Zoning Board for the storage facility is 7am – 7pm.

PUBLIC – None

Mr. Welch made a motion to approve the application; seconded by Mr. Faraldi

Roll Call Vote:

Mr. Furmato: Yes Mr. McHugh: Yes Mr. Welch: Yes Mr. Faraldi: Yes Mr. Preiser: Yes  
Ms. Bavais: Yes

**Informal Hearing – Block 18 Lot 64 – 301 Barton Ave., Applicant: Rudy & Lorraine Grasso:**

Rudy Grasso appeared before the board. He stated the existing house needs a lot of work; he has to decide whether to fix it or subdivide the property with two new homes. He stated the property was two lots, however, in the 1980's an addition was constructed on the house and then the property was consolidated.

He stated the property has a Barton Ave. address but if he were to subdivide, he would have the homes facing Pacific St. He stated he would construct smaller homes, three bedrooms and two car garages.

He stated he feels the smaller homes would be good for the community. He described the surrounding area and the sizes of the properties.

The board discussed the proposal with Mr. Grasso. The mayor stated it appears the homes would be intermittent homes for new homeowners or older couple wanting to downsize; Mr. Grasso stated yes.

Mr. Grasso stated if he comes to the board with a formal application, he would more than likely have a planner testify.

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Mr. Faraldi stated that Earth Day was a complete success. It rained on Saturday so it was held on Sunday.

**VOUCHERS:**

The board approved payment of the following vouchers:

**Montenegro, Thompson, Montenegro & Genz:** \$570.00 (Scherler), \$150.00 (1125 Arnold Ave.), \$165.00 (Marcinkowski), \$555.00 & \$660.00 (Joyostsna/Kokila), \$305.00 (TFM Bldrs), \$135.00 (TFM Bldrs), \$180.00 (Sailskidive), \$450.00 (General Board)

**CME Associates:** \$319.75 (Wick it Bad), \$1,094.25 & \$ 35.75 (Jyotsna/Kokila), \$107.25 (TFM Bldrs), \$214.50 (Scherler), \$2,809.50 (1125 Arnold Ave.), \$143.00 (Sailskidive), \$141.00 (General Board)

**Remington, Vernick & Vena:** \$130.00 (TFM Bldrs), \$260.00 (All American Ford)

**Ocean/Coast Star:** \$11.93 (PP 847 Prop), \$11.60 (Jyotsna/Kokila), \$11.27 (Scherler)

There being no further business, Mr. Welch made a motion to adjourn. The regular meeting of the Board adjourned at 9:30 p.m.

Respectfully submitted,

Catherine Gardner  
Planning Board Secretary