

POINT PLEASANT PLANNING BOARD
February 23, 2017

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

Absent: Mr. Vitale Mr. Lobravico

Engineer: Laura Neumann Attorney: Ben Montenegro – arrived @ 7:20 p.m.

Secretary: Catherine Gardner

MINUTES: The board approved the minutes of December 22, 2016 & January, 26, 2017

The following applications are carried to the 3/23/2017 meeting:

Administrative Approval – Block 279 Lot 132 – Applicant: Minerva Properties

Minor Subdivision & Variance – Block 240 Lot 11 – Applicant: TFM Builders

Minor Subdivision & Variance – Block 162 Lots 6 & 7 – Applicant: Sailskidive LLC

Exempt Site Plan Committee Report

807 Ocean Rd. – Signature Kitchens – a small project enclosing the porch for a vestibule; will come to the board. Down the line will be doing a larger project and would need board approval.

2621 Bridge Ave. former Reel Life – a contract/purchaser was seeking guidance from the committee – possibly breaking the building into several businesses on the first floor and the large apartment on the second floor into several apartments. They were advised to apply to the board for an informal application.

Environmental Committee Report

VOUCHERS:

The board approved the following vouchers for payment:

Montenegro, Thompson, Montenegro & Genz: \$930.00 (PP 847 Prop), \$75.00 (Minerva Prop), \$195.00 (Sailskidive), \$750.00 (General Board)

CME Associates: \$143.00 (Scherler), \$143.00 & \$1,020.00 (Bugun), \$241.50 (Minerva Prop), \$35.75 (New Horizon Prop), \$1,353.00 (PP 847 Prop)

Remington, Vernick & Vena:

Ocean/Coast Star \$9.29 & \$27.49 (General Board)

Asbury Park Press: \$48.20, \$6.60, \$26.40 (General Board)

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. He stated the plan has been revised and only design waivers are necessary, which are routinely granted for the parking space size and isle width with landscaping.

Richard DiFolco, P.E. was previously sworn, who outlined the changes to the plan; Parking areas have been relocated to be 5 ft. from the street line along Bridge Ave., the 4 space employee parking area has been eliminated, the paved driveway behind the retail building has been shortened and is

now a 40 ft. deep loading space, the Dunkin Donut building footprint has been reduced, the trash enclosure has been relocated, the air conditioner pads have been eliminated and now all AC units are placed within the two building's roof areas with sound screening, the retail building footprint has been reduced, sidewalk areas are proposed as pavers, increased buffer width and landscape buffering (double row of evergreens) is proposed along the rear of the Dunkin drive up area.

Exhibit A-7 – colored rendering of site plan.

Mr. DiFolco stated the second floor office space for Dunkin Donuts will be 400 sq. ft., and the storage area 480 sq. ft., there will be two rows of evergreens, 6ft – 8ft. in height) and Mr. Patel has agreed to an 8 ft. fence for the neighbor, there is room for “pick up” order space, no longer a pylon sign; there will be a monument sign 6 ft. wide x 3 ft. high with 2x6 signs for the additional businesses.

Mr. DiFolco stated they could berm the area in the rear and then place the plantings to make them higher. The order board volume can be adjusted and would not exceed 55 decibels.

Exhibit A-8 – 3M Wireless Communication System document from manufacturer

Mr. Patel, previously sworn, in response to questions, stated he can dictate the time of trash/recycling pick up; presently his landlord at his location has the arrangement of 12pm-3pm – he could use the same time. The hours of operation would be 5am-10pm

In response to concerns, he stated he would install a fence behind the apartment near the grass area and bollards at the loading zone.

John Rea, traffic study expert was previously sworn. Mr. Rea explained the new traffic plan within the site. He reiterated his testimony from the previous meeting relating to traffic on Bridge Ave.

PUBLIC – QUESTIONS:

Wayne Parry, 2417 Minerva St. Concerns with the speaker sounds, the volume settings, the fence and landscaping.

Mr. Patel stated he can install a straight order board instead of one angled.

Denise DeStephan, 2417 Minerva St. Breakdown of times of employees arriving, store opening and truck deliveries.

David Szczytko, 1312 River Ave., thanked the applicant for improving the plan. He stated the landscaping area is smaller near the loading zone. He stated it is close to his house and would like to see it improved. The applicant agreed to stagger an additional row of cedar bushes.

PUBLIC – COMMENTS:

The following people approached the board:

Wayne Parry, 2417 Minerva St. was sworn. He had concerns with the noise from the speakers and car speakers with their windows down.

Denise DiStephan, 2417 Minerva St. was sworn. She stated she shares the concerns of her husband but also trash pick-up and delivery times.

Pamela Masterson, 1696 East Dr. was sworn. She thanked Mr. Patel for improving the plans for the site. She has concerns with the drive thru, parking and circulation. She also has concerns with someone pulling a trailer/boat going through the drive thru.

Mr. Patel stated there would be a clearance bar and will also install a sign stating no trailers.

Chris Celentano, Minerva St. was sworn in. He stated he appreciates that Mr. Patel will install the 8 ft. fence and additional shrubs along the property line. He stated he is much happier with this plan.

Mr. Celentano had questions about the wind speed for eight ft. fences and Mrs. Neumann explained and that it was probable it will not be a vinyl fence.

CLOSED TO PUBLIC

Mr. Popovitch gave his closing statements.

The board gave their opinions on the application

Conditions of Approval: modify angle of the menu board parallel to the building; plans revised along rear property line to match the cedar trees along Mr. Celentano's property line to be installed at a 6' – 8' height, the signage would be a monument type and not a pylon, no trailers or boats would be allowed on site, the fence at the rear of the property will be 8 ft., truck deliveries will be off peak hours, a 3 ft. fence and bollards will be installed at the loading zone area.

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

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Permuko: Yes Mr. McHugh: Yes Mr. Forsyth: Yes
Mr. Welch: No Mr. Faraldi: Yes Ms. Bevis: No

CORRESPONDENCE:

The board has a request for a special meeting on a subdivision application; the meeting will be scheduled for Thursday, March 16 @ 7pm.

The board received Ordinance 2017-04 from Council for review relating to setbacks on corner lots. Currently the ordinance has two frontages which are considered alternate sides. With this ordinance, the rear would no longer be "a side."

After a discussion, Mr. Welch made a motion to send a letter to Council recommending adoption of the ordinance; seconded by Mr. Furmato.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Permuko: Yes Mr. McHugh: Yes Mr. Forsyth: Yes
Mr. Welch: Yes Mr. Faradic: No Mr. Presser: Yes Ms. Bevis: Yes

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

Respectfully submitted,

Catherine Gardner
Planning Board Secretary