

**POINT PLEASANT PLANNING BOARD  
SPECIAL MEETING  
January 31, 2017**

The special meeting of the Point Pleasant Planning Board was called to order by Chairwoman Bavais at 7:05 p.m. Ms. Bavais read the Notice of Compliance, which states that adequate notice of the meeting had been given.

**Roll Call:**

Present: Mayor Sabosik Mr. Furmato Mr. Vitale Mr. Permuko Mr. McHugh Mr. Welch  
Mr. Faraldi Mr. Preiser Ms. Bavais

Absent: Mr. Lobravico Mr. Forsyth

Attorney: Ben Montenegro: Engineer: Laura Neumann Planner: Jennifer Beahm

Secretary: Catherine Gardner

**RESOLUTIONS:**

The board memorialized the following resolutions:

Res. 2017-01 – Contract of Professional Services – Montenegro, Thompson, Montenegro & Genz

Res. 2017-02 – Contract of Professional Services – CME Associates

**NEW BUSINESS:**

**Administrative Approval – Block 279 Lot 132 – 1400 Rue Mirador, Applicant:  
Minerva Properties:**

Daniel Popovitch, attorney for the applicant, appeared before the board with the owner of Minerva Properties, Robert Shippee. Mr. Popovitch explained the applicant would like to eliminate the condition of curbs and sidewalks for the property and also have a 25 front setback.

Mayor Sabosik stated he feels the sidewalks should be installed. Several board members stated it is a very busy corner. Mr. Vitale stated there was a lot of discussion during the initial application relating to the sidewalks and also feels they should be installed.

Robert Shippee was sworn in. He discussed the sidewalks with the board; the board wants the sidewalks installed.

He stated he would like to amend the plan from a 35 ft. front setback to 25 ft. An administrative approval was given to the middle lot for 25 ft. front setback.

The board reviewed the original approved minor subdivision map. Mr. Shippee stated the plot had been revised, however, board members did not have it. He stated he could submit the new revised plan to the board members.

Board members felt the 35 ft. front setback on the original approval was to push the house further back to make room for the corner and driveway.

Mrs. Beahm stated the board should stop the discussion until the correct plans were submitted to the board. Mr. Montenegro stated the applicant should address the issues being discussed at the next meeting with the current conditions on the lot. The application was carried to the 2/23/2017 meeting.

**Administrative Approval – Block 136 Lot 1 – 604 Ocean Rd., Applicant: Wick It Bad LLC:**

Daniel Popovitch, attorney for the applicant, appeared before the board. He stated the reason for the application is the applicant would like to change the 8:00 am start time in the yard.

Don Slaught, owner, was sworn in. He stated the wall has been constructed and explained how the fence was installed due to the height. The board had concerns that the fence was not vinyl; Mr. Slaught explained the process obtaining the building permit and that the construction official stated the fence had to withstand 125 mph winds.

The board discussed with the applicant the court appearance of the applicant due to non-compliance of the site plan. The summons was dismissed as a result of a consent order.

Mr. Popovitch explained the transfer of the property, the purchase and cleaning out of the building. He stated in the Spring, the applicant would be able to install the drainage, slab, driveway, bushes and bollards.

Mr. Popovitch didn't believe that a starting time of 7:30am was unreasonable. He stated there is not an ordinance for the start time of this type of business, but there are times for construction.

Mrs. Neumann pointed out the site plan has not been perfected.

#### **PUBLIC – QUESTIONS**

The following people asked questions of the applicant:

Sherry Curry, 1207 Wilmington St.

Anthony Coppolino, 612 Delaware Ave.

John Wilkes, 1211 Wilmington St.

#### **PUBLIC – COMMENTS**

The following people came forward and objected to the application being approved:

Sherry Curry, 1207 Wilmington St. was sworn

Sean Curry, 1207 Wilmington St. was sworn

Anthony Coppolino, 612 Delaware Ave. was sworn

John Wilkes, 1211 Wilmington St. was sworn

#### **CLOSED TO PUBLIC**

Mr. Popovitch gave his closing statement.

The board discussed the application. Mr. Popovitch stated after speaking with his client, they will withdraw the application.

#### **Proposed Housing Element and Faire Share Plan of the Master Plan:**

Jennifer Beahm, Borough Planner, explained to the board the process of the affordable housing litigation and agreement with the courts. She stated originally the Borough was to provide 436 units, which was dropped to 2.

She stated Sea Point Village will be applying for approval for a 16 unit townhouse site plan and three (3) of those units would be affordable housing. She further stated there is a settlement agreement approved by the Courts.

#### **PUBLIC**

The following people appeared before the board with questions:

John Bennett, 1112 Ocean Rd. Mrs. Beahm explained the overlay of the zoning.

Paul Smith, 1511 Salem Rd.

**CLOSED TO PUBLIC**

The mayor thanked Mrs. Beahm and Mr. Montenegro for their diligent work in settling the case.

Mr. Faraldi made a motion to recommend adoption of the master plan ordinances to Council; seconded by Mr. McHugh. The board secretary will forward a memo to the Borough Clerk.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Vitale: Yes Mr. Permuko: Yes  
Mr. McHugh: Yes Mr. Welch: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Ms. Bavais: Yes

There being no further business, Mr. Vitale made a motion to adjourn. The special meeting of the Planning Board adjourned at 10:00 p.m.

Respectfully submitted,

Catherine Gardner  
Planning Board Secretary