

POINT PLEASANT PLANNING BOARD
June 29, 2017

The regular meeting of the Point Pleasant Planning Board was called to order by Chairwoman Bavais at 7:00 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. Permuko Mr. Lobravico Mr. McHugh Mr. Forsyth
Mr. Welch Mr. Faraldi Mr. Preiser Ms. Bavais

Absent: Mr. Vitale

Attorney: Ryan Amberger Engineer: Laura Neumann Secretary: Catherine Gardner

UNFINISHED BUSINESS:

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

** Mr. Permuko and Mr. Lobravico listened to the Board tapes of March 23, 2017 and signed a certification.

Francis Ruff, attorney for the applicant, appeared before the board. The applicant has had the architectural plans revised as directed by the board.

Verrity Frizzell, architect, was sworn in. Mrs. Frizzell described the changes, included the bathrooms, which will be accessed through the interior of the building. She stated the building has panel siding; some areas will be replaced, others will be sanded and then the building will be painted red and white.

Regarding the slop sink, it will be out in the open; there will be no door and it would not be able to be accommodated in the storage area. The mechanicals are on the roof and will remain at that location.

Robert C. Burdick, previously sworn, stated the fence along Boulton Ave. will be moved 15 ft., so no variances will be required. The loading dock will be revised to 50 ft. The curbs/sidewalks will be replaced as needed. There will not be generators on the site.

The existing signs are to remain; any added signs would conform with the Borough's sign ordinance. The existing landscaping will be enhanced; providing additional buffer at the rear of the property with 9 white pines, 9 arborvitaes and a 6 ft. vinyl fence.

The condenser for the walk in box will be located either on top or the side of the walk in box. A sound barrier will be installed.

The gasoline tanks are monitored by the State; there are no environmental issues and will continue to be monitored by the State.

The blacktop and concrete in the parking lot is acceptable; no issues and in good condition. It will be changed for handicap accessibility.

PUBLIC – None

Mr. Welch made a motion to approve the application with the condition of the exterior would be redone, vinyl fence to be installed and white pines/arborvitaes to be planted; seconded by Mr. Preiser.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Permuko: Yes Mr. Lobravico: Yes Mr. McHugh: Yes Mr. Forsyth: Abstained Mr. Welch: Yes Mr. Faraldi: Yes Mr. Preiser: Yes
Ms. Bavais: Yes

Minor Subdivision – Block 274 Lot 21 – 1621 Bay Ave., Applicant: E. Rusek Construction LLC

Mr. McHugh stepped down from the board due to conflict.

Adam Steuerman, attorney for the applicant, appeared before the board. He stated the application is a conforming two lot subdivision and is currently vacant land.

Michael Intile, P.E., P.P., Crest Engineering, was sworn in and the board accepted his credentials.

The proposal is for two 50 x 150 lots; no variances are being sought. The applicant proposes two – two story homes. The property is located in the flood zone AE8.

The application has received County approval and the homes meet all the required setbacks.

Erik Rusek was sworn in. He stated the property is vacant; there was a house, however, it was demolished.

Mr. Forsyth asked about the shade trees on the property. There are small trees at the rear of the property and would install the required shade trees in the front. He also stated there is an existing stockade fence surround the property and would possibly continue the fence between the two properties.

Each home would have a two car garage and four spaces in the driveways. The proposed homes would be setback to 33 ½ feet. There will not be a dormer or windows; it would be an attic only. He stated the original plan was for the 3rd flr. habital space, but since he needed a variance, it has been eliminated.

Mr. Rusek stated curbs and sidewalks would be installed along the property. He stated it is his plan to reside in one of the homes. Several board members asked that a new cedar fence around the perimeter be installed. Mrs. Neumann pointed out the application is a total conforming subdivision.

PUBLIC: None

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

Conditions of approval: Drainage plan would be reviewed during the plot plan stage, the fence encroachment would be removed, new cedar fence to be installed, curbs/sidewalks to be installed, dormer removed, no habitable space on 3rd floor, two side windows in attic area may remain, two shade trees per lot.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Permuko: Yes Mr. Lobravico: Yes
Mr. Forsyth: Yes Mr. Welch: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Ms. Bavais: Yes

Exempt Site Plan – Block 95 Lot 2 – 3209 Lakewood Rd., Applicant: Amber Dafeldecker

Amber Dafeldecker was sworn in. Stated she owns Anytime Smoke & Vape Shop. Her proposal is open a vape lounge area for a hooka lounge to be used from 6:00 pm – 10:00 pm. The area would seat seven people. Her store hours are 10am – 10pm Mon. – Sat. and 10am – 7pm on Sunday.

Because water is used in the hooka, it dissipates so the room would not be filled with smoke. She stated there will be a filter in the ceiling of the room. Each session would last \$20.00 and last for two hours. She stated the area would be supervised and described the variety of tobaccos.

Deliveries to the stores are made by Fed Ex and UPS; her distributors are Phillips & Cane and also Sky Distributors. Deliveries would be 10 am – 2 pm.

There isn't a problem with parking in the evening as the two stores on either side of her close at 5pm.

Mrs. Dafelecker stated the average age of her customers are in their middle 30's. No one under 19 is allowed in the store and she does card everyone who enters.

Mr. Welch made a motion to approve the application, with a condition that she check with the Fire Marshal if they would have any restrictions; seconded by Mr. Furrato.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furrato: Yes Mr. Permuko: Yes Mr. Lobavico: Yes Mr. McHugh: Yes
Mr. Forsyth: Yes Mr. Welch: Yes Mr. Faraldi: Yes Ms. Bavais

Exempt Site Plan Reports: Mr. McHugh reported to the board applicants who have come before the exempt site plan committee.

CORRESPONDENCE:

The board discussed Proposed Ordinance 2017-11 – decks in the flood zones. The wording in the ordinance needs to be revised and clarified. Mrs. Neumann will revise the wording and submit to the board secretary to send to Council. The board also recommended only one deck is permissible to be in the setbacks.

Mr. Faraldi made a motion to send the recommendations to Council; seconded by Mr. Furrato

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furrato: Yes Mr. Permuko: Yes Mr. Lobravico: No
Mr. McHugh: Yes Mr. Forsyth: Yes Mr. Welch: Yes Mr. Faraldi: Yes Ms. Bavais: Yes

The board discussed Proposed Ordinance 2017-18 0 Amending the Affordable Housing Overlay Zone. Mrs. Neumann explained the ordinance as it relates to the Borough's Affordable Housing ordinance. She stated the ordinance is consistent with the judgement of compliance and with the master plan.

Mr. Welch made a motion to send a recommendation of approval to Council; seconded by Mr. Furrato:

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furrato: Yes Mr. Permuko: Yes Mr. Lobravico: Yes Mr. McHugh: Yes Mr. Forsyth: Yes Mr. Welch: Yes Mr. Faraldi: Yes Ms. Bavais

VOUCHERS:

There being no further business, the board adjourned at 9:30 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary

