

POINT PLEASANT PLANNING BOARD
August 24, 2017

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

Absent: Mr. Vitale Mr. Permuko

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

MINUTES: The board approved the minutes of July 27, 2017

RESOLUTIONS:

The board memorialized the following resolutions:

Res. 2017-04 (B) Revised resolution of approval – Susan & Ernest Scherler, Block 274
Lots 11 & 12

Res. 2017-13 – Capital Improvement Project – Point Pleasant Borough School District

UNFINISHED BUSINESS:

Minor Subdivision & Variance – Block 302 Lot 1 – Justin Marcinkowski – carried to
9/28/2017

NEW BUSINESS:

Exempt Site Plan – Block 223 Lot 13 – 2621 Bridge Ave., Applicant: Villani Group LLC:

Mr. McHugh stated the applicant had come before the exempt site plan committee, who recommended he appear before the board.

Carmine Village, attorney and partner in the Villani Group was sworn in. He stated the property is the former Reel Life, commercial on the first floor and one large apartment on the second floor.

Exhibit A-1 – set of architectural plans. Mr. Villani stated one of two fireplaces needed to be removed as it was a fire hazard. The second floor will be renovated to two apartments – (1) three bedroom and (1) two bedroom. The doorway will be changed for the residential units in the rear. The first floor will be two retail spaces with ADA bathrooms.

The rear deck will be removed and will construct an overhang on the garage; the garage will remain.

Robert C. Burdick, PP, PE was sworn in. He stated the parking area will be restriped; 11 spaces to 14 spaces with a separate parking area in the rear for the residential.

There are several sheds to be removed. The fence at the rear and side are to be replaced with six foot vinyl. The signs will remain and new inserts to be used.

Mr. Villani stated new egress windows would be installed; the siding would probably be Azek. There is an aluminum roof, which is in good condition and would probably paint it; the building would have a new façade.

Mr. Villani showed photographs of the building. He stated there are four separate air handlers.

Mr. Villani described the rear of the building, shed, overhangs and what will remain. He stated the tenants could store bicycles, etc. in the shed.

The northwest corner of the lot would be the garbage area; garbage cans would be used.

He has had interest in the retail area for yoga and beading. He does not want a high traffic retail business in the building.

The asphalt in the parking area is in fair condition. It is not in his budget to replace but would eventually; it is not a hazard.

Mr. Forsyth stated the impervious coverage is over but is an existing condition. He has concerns relating to runoff. Mr. Villani stated he did not plan on plantings around the sign as he wouldn't be able to water but would enhance the area with colored stone. The Mayor suggested low lying groundcover which would take some of the runoff.

PUBLIC – Comments/Questions – None

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

Roll Call Vote:

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

Minor Subdivision & Variance – Block 9 Lot 25 – 3305A River Rd., Applicant:
ACI Contracting:

Mayor Sabosik, Mr. McHugh and Mr. Welch stepped down from the board due to conflict.

Joseph Guarino, attorney, appeared before the board. He described the property and the riparian rights. He described the right of way which is serviced by the Borough for garbage pick up and snow removal. The road was created by a deed for all lots to the river. He stated the variances requested are for lot width and lot area.

The adjacent property is a lot with a large home and eight smaller homes.

Exhibit A-1 – series of photographs of the area
Exhibit A-2 – deed for the perpetual right of way
Exhibit A-3 – deed for the riparian grant

Mr. Guarino discussed the deeds and the un-named alley.

Ray Carpenter, PP, PE was sworn in. Mr. Carpenter described the property and surrounding areas.

Exhibit A-4 – board mounted google map dated 4/27/2017. He stated the right of way is 16 feet in width. He stated that since it is a rural lane, it meets the RSIS requirements as defined in RSIS.

The plans meets the requirements for recharge and drainage. The proposed homes are four bedrooms with adequate parking between the garage and driveways.

The connections for the sewer lines are existing in the easement. Mr. Forsyth stated the water line would need to be replaced and increased in size.

The RSIS standards stated that on a rural lane curbs/sidewalks not required as it would impede the drainage of the property.

Mr. Carpenter described the neighboring properties, size of the lots and homes. He stated this proposal fits in with the neighborhood and conforms with the master plan.

Board members questioned why the architectural plans show the homes to be 1400 sq. ft. Mr. Carpenter stated it is two stories – 2400 sq. ft.

The applicant has provided as much off street parking as possible.

The existing house cannot be repaired; it needs to be demolished.

The plans submitted are what will be constructed with the front elevations to be changed. Board members discussed the square footage of the homes. Mr. Montenegro stated it appears, not counting the garage, the square footage would be 2700 sq. ft.

The applicant will provide two trees per lot.

Mr. Carpenter discussed the elevation of the garages and garage floors to be 6" higher than the crown of the road. Mrs. Neumann stated the water will be redirected to the roadway. Mr. Forsyth stated a French drain could probably be installed.

Mr. Carpenter stated a CAFRA permit would not be required.

Mr. Faraldi stated the Fire Marshal requires a 20 ft. wide roadway and a turn around. Mr. Carpenter stated it is existing, they are not creating so it would not be required.

Mr. Faraldi stated undersized lots are being created.

James Bobowski, ACI Contracting, was sworn in. He stated he has been building homes in Point Pleasant for years. He stated the homes would be 2250 sq. ft. with no third floor; just storage.

He stated the neighborhood is cute and the eight cottages next door are adorable. He does not want to build a 4500 sq. ft. home. Mr. Montenegro stated if the homeowner were to finish the third floor, they would need to return to the board for approval.

Mrs. Neumann stated that the lot with the large house and eight cottages conforms.

Mr. Bobowski stated he received a call from the code enforcement officer, Kevin Burke, about the condition of the hazardous house. He stated the owner called him, she has been trying to sell the house for five years and she hasn't been able to sell.

The board discussed two lots with no variances. Mr. Bobowski stated the costs would be prohibitive.

PUBLIC – QUESTIONS:

Erica Petrovsky Sirabian – already a flooding problem in the area – will add more water. The recharge and drainage system for the property was explained. Asked for data showing three homes should be approved. Mr. Bobowski stated he has constructed numerous homes in the Borough and lives in town. He stated he would be able to sell if two lots, but the costs would be prohibitive.

Dennis Gerhardt stated there is no need for variances to have three lots, should be approved for two lots.

Erica Sirabian asked how cars would be accommodated for turn arounds. Mr. Bobowski stated he is providing off street parking. She asked about fire trucks coming down the land. Mr. Carpenter stated it is not required per RSIS as it is an existing condition. Mr. Bobowski stated the driveways are 30 ft. wide and is adding an additional nine feet to the right of way.

Paula Sloan, 3309B River Rd. She stated she has a small house and the lots are the same size as her's – the proposed homes are too large and won't fit. Mr. Bobowski showed Ms. Sloan the subdivision map – her lot is 6700 sq. ft., the proposed lot is 7200 sq. ft. and showed her the differences in the properties.

Brian Welch, 231 Passaic Ave. He stated he is one of the owners of the adjoining easement and its private property. There are utility poles located in the easement.

Mr. Carpenter stated there is a blanket utility easement. Mr. Welch asked how the utility poles would be serviced; Mr. Bobowski stated the owner informed him she receives a letter each year requested access to the poles.

Mr. Bobowski stated that Tom Falke from DPW stated it was a utility easement for water. Mr. Welch stated he pays taxes on the easement.

Lori Buckalew – how will water main be handled if it's undersized. Mr. Forsyth stated a new 6" line would need to be installed.

She asked about the accommodations for the residents during construction. Mr. Bobowski stated he always works with the neighbors. He plans to construct all three homes at the same time.

Mr. Popovitch approached the board. He stated he has an informal application for 1001 Beaver Dam Rd. He stated it is apparent the board would not be reaching the application and asked that it be carried to the 9/28/2017 meeting.

John Paul Doyle also asked that his client's application for 301 Barton Ave. also be carried to the 9/28/2017 meeting.

RECESS

PUBLIC – COMMENTS

The following persons appeared before the board, sworn in and stated a three lot subdivision is too much and should be approved for two lots:

Dennis Gerhardt, 3309 River Rd.

Erica Petrovsky Sirabian, 3301B River Rd.

Patricia Gerhardt, 3309 River Rd.

Paul Sloan, 3301 River Rd. Ms. Sloan also asked what will happen to the abandoned house if the application is not approved. Mr. Montenegro stated it is not the jurisdiction of the board. Mr. Forsyth stated she should contact the Construction Dept. and Code Enforcement Dept.

Mr. Lobravico asked how she and Mrs. Sirabian have the same address; she stated she is the tenant.

CLOSED TO PUBLIC

Mr. Bobowski stated he is widening the lane, there will be a controlled environmental for drainage, believes his options for the property is the best. He stated the poles will remain no matter how many homes are constructed and the water service size would be increased.

The board discussed the application – all except Mr. Forsyth and Mr. Lobravico were in favor of denying the application – opting for two lots instead of three.

Mr. Faraldi made a motion to deny the application; seconded by Mr. Furmato.

Roll Call Vote:

Mr. Furmato: Yes Mr. Lobravico: No Mr. Forsyth: No Mr. Faraldi: Yes Mr. Preiser: Yes
Ms. Bavais: Yes

COMMITTEE REPORTS

Mr. McHugh explained applicants coming to the Exempt Site Plan Committee and Mr. Faraldi reported what was going on with the Environmental Commission.

VOUCHERS:

The board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$270.00 (Ocean Assoc), \$510.00 & \$255.00 (Minerva Prop), \$555.00 (Marcinkowski), \$315.00 (Dafeldecker), \$390.00 (E. Rusek), \$75.00 (Grasso), \$315.00 (Bugun), \$2850.00 (General Board)

CME Associates: Remington, Vernick & Vena: \$636.00 (PP 847), \$143.00, \$384.50, \$136.00 (Minerva Prop), \$286.00, \$407.25 (Marcinkowski), \$335.75 (TFM Bldrs), \$320.00 (Grasso), \$443.00 (Bugun)

Ocean/Coast Star: \$16.22 (Scherler, Minerva Prop, TFM Bldrs. (Sailskidive), \$6.60 (Ocean Assoc)

There being no further business, the board adjourned at 10:10 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary