

## **POINT PLEASANT PLANNING BOARD**

**July 27, 2017**

The regular meeting of the Planning Board was called to order by Chairwoman Bavais at 7pm. Ms. Bavais read the Notice of Compliance which states that adequate notice of the meeting had been given.

### **Roll Call:**

Present: Mr. Furmato Mr. Lobravico Mr. Forsyth Mr. Welch Mr. Faraldi Mr. Preiser  
Ms. Bavais

Absent: Mayor Sabosik Mr. Vitale Mr. Permuko Mr. McHugh

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

### **RESOLUTIONS:**

The board memorialized the following resolutions:

Res. 2017-09 – Preliminary/Final Site Plan – Block 49 Lot 13 – 2801 Middle Ave.,

Applicant: Bugun, LLC (Approved)

Res. 2017-10 – Minor Subdivision – Block 274 Lot 21 – 1621 Bay Ave,

Applicant: E. Rusek Construction LLC (Approved)

Res. 2017-11 – Exempt Site Plan – Block 95 Lot 2 – 3209 Lakewood Rd.,

Applicant: Amber Dafeldecker (Approved)

**MINUTES:** The board approved the minutes of June 22, 2017 & June 29, 2017

### **NEW BUSINESS:**

#### **Courtesy Review – Point Pleasant Borough Board of Education – Block 172 Lot 1:**

Mr. Preiser stepped down from the board.

Joseph Perello, P.E., Suburban Engineering approached the board. Mr. Perello stated the Board would be constructing a parking area for five new school buses. There would be 2,880 sq. ft. of pavement adjacent to the existing lot at the end of Pulaski Dr. He stated it would be fenced in and secured. There would be some pavement at the right of way at Pulaski Dr.

He stated the existing area is not student parking – it is bus driver parking and two teachers park in the area. The net gain would be one parking space.

Mr. Perello described the existing and proposed parking and how the buses would be parked.

Mr. Faraldi asked questions relating to drainage.

Mr. Perello stated the dumpster would be relocated and screened; the area would meet ADA requirements. He stated three trees would be removed. The garbage would be relocated behind the funeral home. There is an existing 8 ft. chain link fence with green slats; a new fence and gates would be installed around the parking area.

### **PUBLIC – Questions & Comments – None**

Mr. Montenegro explained the courtesy review to the board members. Mr. Lobravico stated he had concerns that the adjoining neighbor was not noticed about the meeting and would not

know about the construction. Mr. Perello stated he would discuss the issue with the school district and ask them to approach that neighbor.

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

Daniel Popovitch, attorney for the applicant, appeared before the board.

The following exhibits were marked and distributed to the board members:  
A-1 – tax map; A-2 Google Earth map picture of the property.

Mr. Popovitch described the application – the proposal is two 50 x 100 foot lots; variances are for lot area and a side yard setback.

Mr. Furmato stated the tax map does not show Lot 11, which was subdivided; it still shows as a 100 ft. lot. Mr. Popovitch stated that subdivision map has not been filed yet so the tax map has not been changed.

Justin Marcinkowski was sworn in. He stated he is the owner of the property; he graduated from the Borough and wants to move back to town. He stated he purchased the property approximately four years ago. The property is vacant and the home was demolished after Sandy. He stated he is a teacher in Barnegat; his salary is not as high as he would like and in order to construct a house for himself, he would need to sell the second lot. He stated he is proposing two four bedroom homes.

Exhibit A-3 – reduced copy of the plot plan and architectural.

The corner house would have a two car garage, a three car driveway and parking under the deck. Board members and Mr. Popovitch discussed building heights in the flood zone.

Gregory Domalewski, P.E., Midlantic Engineering was sworn in. He explained his qualifications and was accepted. Mr. Domalewski described the application and subject property.

Exhibit A-4 – board mounted proposed subdivision map.

He stated a variance is required for lot frontage and area and also a side yard setback on the corner lot.

Exhibit A-5 – Board mounted plot plan.

Mr. Forsyth stated he didn't understand the variance for the side yard when the house is 13.74 feet from the property and not 15 feet. He stated they should move the house over to meet the 15 feet and the opposite side yard would be 7.5 feet. Mr. Popovitch stated they would shift the house and eliminate the need for the variance.

Board members discussed with Mr. Domalewski and Mr. Popovitch the proposed driveway on proposed Lot 1.02 – the driveway would need to be increased in width in order for a car to park under the deck. Mr. Furmato stated cars would be overhanging the driveway onto the sidewalk. Mr. Popovitch stated no one would be parking in the driveway; it would be to get into the garage and under the deck. The driveway would be shifted 8 feet further away from the corner.

Mr. Montenegro stated the architectural plans would need to be revised to show the two car garage as it is indicated to be one.

Exhibit A-6 – Colored rendering of the proposed homes plot plan.

Board members questioned the plot plan and architectural drawings – they do not show the actual square foot of the homes. Mr. Popovitch stated the homes would not exceed the requirements allowed by ordinance.

The board members and Mr. Domalewski discussed the driveway and the parking for each lot – Lot 1.01 – 3 parking spaces; Lot 1.02 – 2 spaces in the garage under the house & 4 spaces under the deck.

They discussed the grading creating positive drainage; will supply drywells on each house.

Mr. Popovitch stated the Borough recently adopted an ordinance for contributing to a curb and sidewalk fund; the applicant would request a waiver of installing the curbs/sidewalks and contribute to the fund.

There are trees at the rear of the property that the applicant could leave. Mr. Forsyth asked if the trees were in the area of the homes to be constructed. The applicant will save as many trees as possible and plant two trees per lot in the front.

Mr. Furmato had questions relating to the location of the driveway and the proximity to the corner. Mrs. Neumann stated the planner would explain if there are any issues with the driveway and parking for the corner lot.

Discussed fence encroachments; the fence is Mr. Marcinkowski's and he will relocate the fence.

Discussed the outdoor shower, which would need a roof and hooked into the sewer system; the applicant will follow the codes for outdoor showers or eliminate.

#### **PUBLIC – QUESTIONS:**

John Mogel – who demolished house; the property was purchased vacant.

Dan Lynch – how many trees would be removed – 4 to be removed and will plant two per lot.

John Mogel – how many gas & water services at house; one and one will be added.

Dan Lynch – sequence of construction. Mr. Marcinkowski hopes to sell corner lot and use the proceeds to build his house. Questions were asked if the purchaser does not want to use the architectural drawings submitted; Mr. Popovitch stated that person would need to come back to the board for approval.

The board had concerns if Mr. Marcinkowski could sell the corner lot with that specific house, driveway and parking under the house. Mr. Popovitch stated the seller would need to return to the board for approval of a different house.

#### **RECESS**

Allison Coffin, James Higgins Assoc., P.P. was sworn and gave her qualifications – accepted.

Mrs. Coffin described the site and the surrounding areas. She stated the application would be seeking a flexible two variance. The variances being sought are for (2) lot area & (2) lot width. The variances could be granted as it conforms to the neighborhood; the benefits would outweigh the detriment. The proposed homes would meet the flood zone regulations.

Mrs. Coffin stated the applicant could have had the driveway on Middle Ave. but the neighbors wanted to preserve trees in that area.

Mrs. Neumann stated people do use garages for storage, and if so, the house wouldn't have space for parking. She suggested constructing a smaller home.

Mrs. Neumann and Mrs. Coffin discussed the zoning and the master plan. Mrs. Neumann stated there is a substantial detriment and issues with the parking at the corner lot.

**PUBLIC – QUESTIONS:**

Dan Lynch – does Mrs. Coffin have knowledge of the inception of the lots; she did not.

Kevin Polke – Ordinances were changed for 75 ft. width lots to curtail the smaller 50 ft. lots. Mrs. Coffin stated she could not presume to know when as it is not in the master plan. Mr. Popovitch explain the zoning changes over the years; the proposal is not a detriment as there are similar lots in the neighborhood.

Dan Lynch – he stated there are pressures to raise homes; there have been many homes in the area raised which is taking away light and air from neighbors. These two homes will also be higher as they will be following the flood zone regulations.

The board members and Mr. Popovitch discussed corner house. Mr. Popovitch stated the board to carry the application and they would have an alternate plan for a three bedroom home on the corner lot. Mrs. Neumann suggested looking at the orientation of the lot to fit the garage and driveway.

The application will be carried to the Sept. 28, 2017 meeting without further notices.

**CORRESPONDENCE:**

Mrs. Neumann explained Res. 2017-12 for the housing element fair share plan (master plan). She stated it is the spending plan which is needed to be amended (page 15 contains the verbiage to be amended).

Mr. Montenegro wanted on the record that the Council room was cleared after the last application and there was no public comment.

Mr. Preiser made a motion to approve as proposed; seconded by Mr. Welch. All were in favor, no one was opposed.

**VOUCHERS:**

The approved payment of the following vouchers:

**Montenegro, Thompson, Montenegro & Genz:** \$300.00 (Ocean Assoc), \$562.50 (Rusek), \$230.00 (Bugun), \$780.00 (1125 Arnold), \$562.00 (General Board)

**CME Associates:** \$143.00 (PP 847 Prop), \$321.50 (Marcinkowski), \$107.25 & \$ 1109.00 (Rusek), \$35.75 (TFM Bldrs), \$35.75 (Dafeldecker), \$107.25 (Bugun), \$993.00 & \$ 391.50 (ACI Contracting), \$823.00 & \$71.50 (Grasso), \$143.00 (1125 Arnold Ave.), \$71.50 (General Board)

**Remington, Vernick & Vena:** \$780.00 (Jyotsna/Kokila), \$520.00 (Sailskidive)

**Ocean/Coast Star:** \$4.62 (General Board)

There being no further business, the Board adjourned at 9:40 p.m.

Respectfully submitted,

Catherine Gardner  
Planning Board Secretary

