

POINT PLEASANT PLANNING BOARD

September 28, 2017

The regular meeting of the Point Pleasant Planning Board was called to order by Chairwoman Bavais at 7:10 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. Lobravico Mr. McHugh Mr. Welch Mr. Faraldi
Mr. Preiser Ms. Bavais

Absent: Mr. Vitale Mr. Permuko Mr. Forsyth

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

MINUTES: The minutes of August 24, 2017 were approved.

RESOLUTIONS:

The board memorialized the following resolutions:

Res. 2017-14 – Exempt Site Plan – Block 223 Lot 13 – 2621 Bridge Ave., Applicant:
Villani Group, LLC (Approved)

Res. 2017-15 – Minor Subdivision/Variance – Block 9 Lot 25 – 3305A River Rd.,
Applicant: ACI Contracting (Denied)

UNFINISHED BUSINESS:

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

Mayor Sabosik stated he must recuse himself as he did not listen to the tapes of the prior hearing on this application and he is also in conflict with the application for Grasso, 301 Barton Ave. so he would be leaving the meeting.

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

The following exhibits were marked as evidence: A-6 – google map; A-7 – architectural plans showing the proposed corner house; A-8 – colored coded subdivision map.

Mr. Popovitch stated the google map shows the lots in the area, which are mostly 50 x 100 ft. lots.

Gregory Domalewski, P.E., was previously sworn. He stated the driveway layout on the corner lot was revised; the house was shifted for a 15 ft. side setback between the homes, sugar maple trees were added, but would like to change to another decorative tree. The home would have six parking spaces, 4 cars in the driveway and 2 in the garage.

The revised architectural plans show 3 bdrms. on the second floor; the first floor has a den and half bath. On the interior lot, the house is unchanged.

The building permit would not be issued to the applicant without a grading/drainage plan being approved by the Borough engineer.

Mr. Popovitch stated under the new sidewalk ordinance, the applicant would donate to the sidewalk fund. He stated five large trees could be lost if the curbs/sidewalks are installed.

Justin Marcinkowski, previously sworn. He stated the corner lot would be for sale so he can obtain funds to construct the house on the interior lot.

He stated exhibit A-7 which is the isometric rendering of the house still shows the posts under the deck and stated his engineer/architect can figure out how to remove the posts, probably installing a beam.

He stated the revised floor plan of the house shows a two car garage, 3 bdrms and two baths on the upper floor and on the main living area, kitchen, office (no closet) and a half bath.

He is selling the corner lot vacant and understands that whoever purchases the property would need to construct the approved plan or return to the Planning Board.

He stated he would correct the encroachment of the fence. He owns the adjoining property behind. He stated he grew up in Pt. Pleasant and left after Sandy. He presently lives in Atlantic County caring for his parents. The adjoining property is a rental.

PUBLIC – QUESTIONS:

Dan Lynch, 2212 Middle Ave. asked about the side setbacks (7 ½ feet) and saving the shrubs on the property. Mr. Domalewski stated he believes they won't be disturbed.

PUBLIC – COMMENTS:

John Mogel, 1600 Center St. was sworn. Mr. Mogel stated he was concerned with larger homes being built, catch basins are not on all streets and had concerns with drainage.

Mr. Mogel submitted an array of pictures marked as O-1 – O-10. The photos shows cars parking in the streets and near stop signs. He stated there is big problem with the amount of cars parking in the street. The police have promised additional patrols; the cars were not ticketed but moved. He has contacted DPW regarding the catch basins being clogged. Mr. Furmato stated backflow valves are being purchased to correct the problems, but it is a process.

Mr. Mogel asked that the application be denied.

Richard Elliott – 2221 Middle Ave. was sworn. He stated he had the same concerns as Mr. Mogel and asked that the application be denied.

Mr. Elliott submitted photos, which were marked as O-11 – O-12 – parking issues on the streets and a bus stop at Middle Ave/Center St.

Dan Lynch, 2212 Middle Ave. was sworn. He stated he is a licensed architect and stated he has concerns with the density in the neighborhood. He discussed the RSIS standards with the board and felt one house would be a better solution. He stated there are high tension lines and feels it would be very difficult to bring a modular onto the side. He also discussed the recharge system and feels it would fill with silt.

CLOSED TO PUBLIC

Mr. Popovitch gave his closing statements.

The board caucused and discussed the application. Mr. Welch made a motion to deny the application; seconded by Mr. Faraldi.

Roll Call Vote:

Mr. Furmato: Yes Mr. Lobravico: No Mr. Welch: Yes Mr. Faraldi: Yes Mr. Presider: Yes Ms. Bavais: Yes

Informal Hearing – Block 172 Lot 9 – 1001 Beaver Dam Rd., Applicant: John Litchman:

Daniel Popovitch appeared before the board. He stated Mr. Litchman has resided at the property for the past 20 years. He stated he would like to amend the application to indicate that the owner of the property is Michael McCarthy.

He stated the proposal is to subdivide the property into two lots facing Pulaski Dr. The lots would be 6500 sq. ft. in area and 65 ft. frontage. He stated there is another existing lot on Beaver Dam Rd. which would remain.

Pulaski Dr. is the entrance for the bus depot for the Board of Education. Mr. Preiser stated there is a tremendous amount of kids riding their bikes to/from school on Pulaski Dr.

Mrs. Neumann stated the three lots would be undersized; and would have insufficient lot frontage and area.

Mr. Litchman described the property and area. The board stated they would require sidewalks along both Pulaski Dr. and Beaver Dam Rd. due to the close proximity of the school. They also said they would be more inclined to approve a subdivision with a total of two lots.

RECESS

Minor Subdivision & Variance – Block 18 Lot 64 – 301 Barton Ave., Applicant: Rudy & Maureen Grasso:

John Paul Doyle, attorney for the applicant, appeared before the board. He explained the application; the homes would be 3 bdrms., garage and basements. He stated the road is much wider than other streets in town.

Ruddy Grasso was sworn in. He stated he and his wife own the lots; he has been a builder in the Borough on/off for 40 years. He described the application, comparing the differences of a denial from the board several years ago. He described the proposed homes, the real estate market in the Borough and the demographics.

Mr. Grasso stated the setbacks have been increased, higher than the requirements. He feels the basements would be used for storage to free up the garages for vehicles.

The lots were originally two lots; a small addition was constructed on the house which crossed over the property line and the tax assessor consolidated the two lots into one.

Robert C. Burdick, P.E., P.P. was sworn in.

The following exhibits were marked: A-1 – board mounted subdivision plan, A-2 – tax map, A-3 – architectural plans and proposed homes.

Mr. Burdick described the neighborhood and application. The variances being sought are for two 60 ft. lots and the lot area on both being 6,000 sq. ft. He is requested a waiver for the grading for 1% slope. He stated there are five lots in the 200 ft. radius that are larger than the proposal.

The homes will meet the bulk requirements for the zone. The applicant has also designed the property so that both the front and side yard setbacks would be 25 feet.

Mr. Burdick discussed the review letter submitted by Mrs. Neumann. He stated the applicant would provide street trees; there are mature trees on the site and the applicant would save as many as he possible.

Mr. Burdick stated the application would be approved with the variances without detriment to the neighborhood.

PUBLIC – QUESTIONS – NONE

PUBLIC - COMMENTS

The following people were sworn in, made comments about the character of the neighborhood, they felt one house would be sufficient and asked that the board deny the application:

John Ryan, 2507 Pacific St.
Ken Durrua, 307 Barton Ave.
Linda Greska, 217 Curtis Ave.
Tim Ferrie, 2611 Allen St.

Mr. Doyle stated the tax assessor provided a 300 ft. property list in error and wanted to point out that Mr. Ferrie resided outside the 200 ft. area.

Georgiana Ryan, 2507 Pacific St.
Joseph Abrisca, 217 Curtis Ave.

The following people were sworn in, made comments that the property needs to be updated and would improve the neighborhood. They stated there were other neighbors in support of the application who could not attend. They asked that the board approve the application.

Shane Clayton, 305 Barton Ave.
Robert Clayton, 305 Barton Ave.

CLOSED TO PUBLIC

Mr. Burdick rebutted some of the objector's comments. He also stated there are several trees and evergreens which can be kept.

Mr. Doyle gave his closing statements.

The board caucused, discussing the application. Mr. Welch made a motion to deny the applicant, seconded by Mr. Preiser:

Roll Call Vote:

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

Exempt Site Plan – Block 338 Lot 1 – 3104-3108 Bridge Ave., Applicant: Lisa Arms/Darren Arms Irrev Trust:

The following were sworn in by Mr. Montenegro:

Lisa Arms, 3108 Bridge Ave.
Williams Arms, business owner
Stephen Highley, contractor

Mr. Highley stated a new truss roof will be on the front of the building; a new second floor balcony around the rear over the freezer for access to the stairs. The existing interior stairs for the apartment would be removed.

Mr. Highley stated there would be no changes to the interior of the building or apartment. Two new a/c condensers would be installed for the freezers. The second floor was constructed in 1978 and the new units would be more efficient. The proposal would include new siding and windows.

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

Roll Call Vote:

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

Exempt Site Plan – Block 136 Lot 15 – 600 Ocean Rd., Applicant: Ocean Road Realty LLC

Richard Butz, attorney for the applicant, appeared before the board. He stated the applicant purchased the property, The Grand Car Wash, and would like to make two minor renovations. He would like to change the front façade and add two pay station kiosks.

William Passaic, owner of Ocean Express Car Wash, was sworn in. He stated he recently purchased the property and there would be no changes to the property.

Exhibit A-1 – Grasso Design architectural plans. He stated he would like to add four feet over the existing tunnel of the car wash with a new façade; it would be two feet over the existing base.

He stated he will be replacing the signs and add two paid station kiosks. He explained the process of purchasing a car wash card and when you would like to wash your vehicle, use the kiosk.

Exhibit A-2 – micro logic plan. He stated using the kiosk is automatic and expedites the service. Hours of operation are 8am-6pm Monday thru Saturday and 8am-5pm on Sundays.

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

Roll Call Vote:

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

VOUCHERS:

The board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$270.00 (Grasso), \$165.00 (Villani Group),
\$75.00 (TFM Bldrs), \$660.00 (ACI Contracting), \$45.00 (Litchman), \$675.00 (General Board)
CME Associates: \$340.00 (Litchman), \$379.50 (TFM Bldrs), \$71.50 (General Board)
Remington, Vernick & Vena: \$130.00 (Jyotsna/Kokila)
Ocean/Coast Star: \$3.73 (Housing Element)

There being no further business, the Planning Board adjourned at 11: 00pm.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary