

POINT PLEASANT PLANNING BOARD
February 22, 2018

The regular meeting of the Point Pleasant Planning Board was called to order by Ms. Bavais at 7:00 p.m. Ms. Bavais read the Notice of Compliance, which states adequate notice of the meeting had been given.

Roll Call:

Present: Mayor Sabosik Mr. Vitale Mr. Faraldi Mr. McHugh Mr. Forsyth Mr. Welch
Mr. Altero Mr. DeJong Ms. Bavais

Absent: Mr. Furmato Mr. Preseiser

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

MINUTES: The board approved the minutes of January 18, 2018.

RESOLUTIONS:

The board approved the following resolution:

Res. 2018-01 – Preliminary/Final Site Plan – Block 218 Lot 1 – 3121 Bridge Ave.,

Applicant: BTB Property, LLC

NEW BUSINESS:

Informal Hearing: Block 139 Lot 19 – 1205 Madison Ave., Applicant: Scott Catala:

Mr. Catala stated he is seeking to subdivide the property, keep the existing house and construct a modular home from Westchester Homes, New York.

He stated there would be 3 ft. between the existing porch and the new structure; the other side would have 20 ft. between the buildings. The existing pool and concrete would be removed, as well as two trees.

Mr. Faraldi stated one lot would be undersized, under 5000 sq. ft. and the setback from the existing porch is very close. Mr. Catala explained that he could remove the porch but would construct a small deck in its place.

The proposed home would be two story with three bedrooms. He described the house and the height. The board stated the home appears to be higher; he stated he would not exceed the 32 ft. required height. The HVAC would be in the attic area. There will be no stairs to the attic area; the heating would be for efficiency purposes. He would like to have two units, one in the basement and one in the attic.

Mr. Catala stated he would give the existing house to his daughter and he would reside in the new home.

The board gave their opinions as to the subdivision – concerns with an undersized lot and better house plans. Mrs. Neumann stated she would recommend the applicant have a planner testify relating to approving the variances sought.

Minor Subdivision & Variance – Block 274.03 Lot 38 – 719 Howe St., Applicant: Robbie Darcy:

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

Robbie L. Darcy, 719 Howe St. was sworn in. Mrs. Darcy stated she has lived in the house for 25 years. The existing detached garage was built in the 1900's and was a blacksmith shop. She stated she would like to build a smaller home for herself and sell the existing house. Her husband passed away and left her in a situation that she needs to sell the house.

Sean Torpey, Midatlantic Engineering was sworn in.

Exhibit A-1 – proposed new home (architectural drawing). The first floor of the home would be 1,050 sq. ft. and the second floor 760 sq. ft.

Exhibit A-2 – area map

Exhibit A-3 – subdivision map proposal.

Mr. Torpey stated Birdsall Lane is existing and non-conforming; there are no modifications proposed to Birdsall Ln. The existing deck is higher than 24” and encroaches into the setback by four inches.

Exhibit A-4 – plot plan with street trees. The applicant will be requesting a waiver from installing curbs and sidewalks. Mayor Sabosik stated the applicant should contribute to the curbs/sidewalk fund. The board agreed the applicant shouldn’t install curbs/sidewalks but should contribute to the fund.

Mrs. Neumann asked if street trees would be planted – Mr. Torpey stated yes.

Mr. Torpey stated the existing shed is in disrepair and will be demolished

PUBLIC – QUESTIONS

Joseph Albarano appeared before the board. He stated he has concerns with Birdsall Ln. being a gravel roadway and if there were a fire at one of the houses at the end of the lane, he doesn’t believe fire trucks could get to the homes. He has concerns of ambers and his house also catching fire. He stated he is not against the construction of the house.

Mr. Forsyth & Mrs. Neumann stated the fire trucks would not drive up the lane, they would park on Howe St. and pull their lines to the fire. Mr. Forsyth stated when the end house was being constructed several years, construction trucks used the lane and there wasn’t a problem.

PUBLIC – COMMENTS:

Arthur Birdsall, 723 Howe St. was sworn in. Mr. Birdsall gave the history of Birdsall Ln. and stated he was in favor of the subdivision.

Nancy Freed, 719A Howe St. was sworn in. Mrs. Freed stated she has lived in her house for 40 years and had to deal with the after effects of Sandy. She stated there is a water problem in the area. Mr. Forsyth explained the storm water management associated with the application. Mrs. Freed stated she was in favor of the application.

Mark Poltrack, 719A Howe St. was sworn in. He stated he has heavy construction equipment and does not have issues driving on the lane. He stated he is in favor of the application.

All three residents stated there are low wires that hang on Howe St.

Mayor Sabosik stated Mr. Forsyth would contact JCP&L regarding the low wires.

CLOSED TO PUBLIC:

Mr. Welch made a motion to approve application; seconded by Mayor Sabosik.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Forsyth: Yes Mr. Welch: Yes
Mr. Altero: Yes Mr. DeJong: Yes Ms. Bavais: Yes

**Minor Subdivision & Variance – Block 9 Lot 25 – 3305-A River Rd., Applicant:
314 Nancy Drive Point, LLC:**

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

Daniel Popovitch approached the board and described the application.

Stuart Daily, principle and contract purchaser was sworn in. He stated his plan would be to sell one lot and possibly give his daughter the second lot.

Raymond Carpenter, P.E., P.P. was sworn in. Mr. Carpenter described the surrounding area; cottages to the west, a vacant lot and two houses behind services by the access easement. There are no variances being requested for the lots; the variance is for fronting on an easement. There is eight feet of an adjacent easement at the rear of the property which is part of these lots. Mr. Carpenter described the 16 ft. private access easement.

Regarding the proposed homes, Mr. Carpenter stated a second plan was not submitted. There might be a buyer for the lot and wish to build a different house than the submission. The homes would conform to all bulk requirements in the zone.

Mr. Daily stated the proposed home would be constructed on one of the lots. He stated he lives down the street and wants to build something nice.

Mr. Vitale and Mr. Carpenter discussed the easements and property lines.

Board members stated they wanted the parking managed as so many homes share the easement. Mr. Carpenter stated there would be four parking spaces besides the garage, a turnaround and three additional spaces. Mr. Popovitch stated the applicant did not want to have too much pavement. The applicant accepted a condition that engineering approval would be needed for the final design.

The board discussed the easement and the amount of cars travelling. Mrs. Neumann stated the easement is private and the board cannot enforce parking.

The water service is at the rear of the easement. Tom Falke, DPW advised the applicant he would be required to install a 6" water main because the existing service is not adequate. Mr. Popovitch and the board discussed the cost involved with the 6" water main. The installation of the water main will be a condition of the approval. The main would be installed in the private easement. It was suggested the applicant could approach other homeowners regarding contributing to the costs.

There will be a third floor habitable space in the house.

Mr. Carpenter and Mr. Popovitch went through the engineering review letter. The applicant agrees with the letter, and also noting that for lighting, he will use decorative lamp posts in the driveways. Mr. Carpenter will comply with the conditions listed in the letter.

Mayor Sabosik stated that since installing curbs and sidewalks would not suit this property, he stated he would like to see a contribution to the curb/sidewalk fund. Mr. Amberger stated he would have to research the ordinance as the property is on an easement and not a street.

**PUBLIC – QUESTIONS – None
PUBLIC – COMMENTS**

Brian Welch, 231 Passaic Ave. was sworn in. Mr. Welch stated he is a master plumber and said each home would need a 2" line. He discussed the property he owns adjacent to the proposed lot.

Mr. Welch stated he feels the town should contribute money towards the 6” water main as well as the existing two homes at the end if they use the line.

CLOSED TO PUBLIC

Mr. Vitale made a motion to approve the application with the stipulations discussed; seconded by Mayor Sabosik.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. McHugh: Yes Mr. Forsyth: Yes
Mr. Altero: Yes Mr. DeJong: Yes Ms. Bavais

Exempt Site Plan Committee Reports:

Mr. McHugh explained to the board the applicants who came before the committee.

Environmental Commission Report:

Mr. Faraldi informed the board of the status of the Christmas trees being placed near the Slade Dale Property. Approval was given by the DEP but the work may not start until September.

VOUCHERS:

The board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$75.00 (Darcy), \$570.00 (BTB Properties), \$150.00 (Smith), \$270.00 (Pizza by Pudgy), \$150.00 (Villani Group), \$105.00 (1125 Arnold Ave LLC), \$135.00 (General Board)

CME Associates: \$316.50 (Darcy), \$171.75 (Villani Group), \$728.00 (1125 Arnold Ave. LLC), \$764.75 (Jyotsna/Kokila Properties), 1125 Arnold Ave. LLC (\$35.75)

Remington, Vernick & Vena: \$130.00 (E. Rusek Const.)

Ocean/Coast Star: \$11.93 (Pizza by Pudgy), \$11.93 & \$9.62 (General Board)

Asbury Park Press: \$48.20 (General Board)

There being no further business, the board adjourned at 9:35 p.m. – all were in favor, no one was opposed.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary