

POINT PLEASANT PLANNING BOARD
December 13, 2018

The regular meeting of the Point Pleasant Planning Board was called to order by Chairwoman Bavais at 7pm. 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. Preiser Mr. McHugh Mr. Forsyth
Mr. Welch Mr. Altero Mr. DeJong Ms. Bavais

Absent: Councilman Fumato

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

RESOLUTIONS:

The board memorialized the following resolutions:

Res. 2018-14 - Extension of Approval – Block 274.03 Lot 38 – 719 Howe St.

Applicant: Robbie Darcy (Approved)

Res. 2018-15 - Minor Subdivision & Variance – Block 113 Lot 25.01 – 821A Trenton Ave.

Applicant: Chadd & Malissa Smith (Approved)

NEW BUSINESS:

Mr. Altero stepped down due to conflict.

Exempt Site Plan – Block 217 Lot 1 – 3127 Bridge Ave., Applicant: Red House Guitar Studio

Eric Reynolds & Jessica Murphy were sworn in. Mr. McHugh stated the applicants had appeared before the Exempt Site Plan Committee and were referred to the board.

Ms. Murphy stated they are presently located on Bridge Ave. and need a larger studio for growth potential. Employees would be Mr. Reynolds and another instructor; there will be two students at a time; mostly dropped off. The hours of operation would be 9am – 9 pm.

Ms. Murphy stated the property is the former Jim’s Radiator; the parking area is paved and has 13 parking spaces.

Mayor Sabosik asked if the applicant would install concrete curb stops and stripe the parking area.

Vincent Palmieri, owner, was sworn in. He stated he purchased the property approximately six months ago. He stated a Phase I environmental study was completed and was cleared. He stated he would install the curb stops and stripe the parking area.

PUBLIC – None

Mr. Preiser made a motion to approve the application; seconded by Mr. Walsh.

Roll Call Vote:

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

Amended Final Site Plan – Block 96 Lot 1 – 3306 Bridge Ave., Applicant: Weisleder Inc/All American Ford:

Ms. Bavais stepped down from the board due to conflict.

John Jackson, attorney for the applicant appeared before the board.

Exhibit A-1 - Pages 1 -7 of his PowerPoint presentation. He identified a Google map showing the site adjacent to the County Park.

The Google map shows cars parked in the easement in 1995; the easement hasn't been used in many years and doesn't know what it was used for; traffic does not use the easement. The easement area is paved; cars park on the area with no access point.

Jeffrey J. Carr, PE was sworn in. He described the application which includes an addition to increase the size of the showroom and also adding several service bays.

Mr. Carr and board members discussed the easement area. He stated it is merely a pavement area and has been used for many years for parking. Mayor Sabosik stated if it was never used, it's possible it was to access the rear of the stores on the adjacent property or the property prior to the park. Mr. Carr stated, if needed to service the easement, the vehicles can be moved.

Mr. Carr described the site; the additions will not change the impervious coverage. He explained the circulation of the site. He stated a fire lane would be in front of the proposed bay doors.

The applicant is seeking two design waivers; auto/truck sales required three parking spaces per service bay plus one space per 400 sq. ft. 88 parking spaces is required; 77 customer/employee parking spaces are provided. It should be noted on the previously approved plan, 83 parking spaces was approved.

No off street parking or loading area shall be located in a minimum required front yard setback area or within 5 ft. of a property line; proposed relocated parking spaces provide a zero setback along the southerly side property line.

Mr. Carr stated that his client has the ability move cars to other sites that they own. Loaner cars are available, as well as pick up/drop off of customers.

Mr. Welch stated that employees presently park on Misteltoe Ave., where they should be parking on site. Mr. Jackson stated the applicant would stipulate that employees must park on site. He stated there are approximately 25 employees.

Looking at the site board members had questions relating to cars being double stacked. Mr. Carr stated there are times where they are double stacked. He stated the board needs to remember it's not particularly a parking lot but a car lot.

Mr. Carr described the floor plan – the right side of the building would be expanding the existing showroom; the left side would be adding 6 service bays.

Mr. Altero stated the new façade on the building is aesthetically pleasing, however, with all the utility trucks and cars parked in the front of the building, it is blocked. Mr. Jackson stated the applicant could try to place the trucks in other areas of the property.

Mr. Carr stated there are no variances associated with the application.

Damian Melo, architect, was sworn.

Mayor Sabosik stated the building has a beautiful new look for a dealership. He asked if the signs for All American are illuminated and back lit; he stated yes. Mr. Melo stated Ford requires this look for all their buildings through the country.

PUBLIC – Questions - None

Mr. Jackson stated the applicant would like to add some lighting to the rear of the building; they found there are some dead spots. He stated the applicant would work with Mrs. Neumann on a lighting plan.

Timothy Orland, General Manager, was sworn in. In response to questions from the board, hazard fluids are stored in containers and picked up every 10 days. Tires are also stored inside the building also, and picked up.

Mrs. Neumann stated the stored of these materials are reviewed by the Construction Dept. during plan review.

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

Conditions: lighting plan to be approved by Mrs. Neumann; provide employee parking; no parking on the sidewalk.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. McHugh: Yes Mr. Forsyth: Yes Mr. Welch: Yes Mr. Altero: Yes Mr. DeJong: Yes

Preliminary/Final Site Plan & Conditional Use Variance – Block 163 Lot 4 – 1123 Burnt Tavern Rd., Applicant: T-Mobile Northeast LLC

Mr. Forsyth left the meeting at 8:15 p.m. Mayor Sabosik stepped down due to conflict.

Frank Ferraro, attorney for the applicant, appeared before the board. He stated the applicant had received approval seven years ago, however, did not follow through with the application. He stated the water tower is a permitted use for cell antennas and the applicant won a bid with the municipality.

Edward Yorke, Pier Con Solutions - radio engineer was sworn in. Mr. Yorke stated he prepared the radio frequency report.

Exhibit A-1 through A-3 – radio frequency report.

Mr. Yorke described the subject property and the other sites in the area for cell antennas; 416 New Jersey Ave., towers on Arthur Ave. and Lake St., Bay Head, NJ.

This property is perfect location from a radio frequency prospective.

Mr. Vitale asked if T-Mobile is at each of the other sites; Mr. Yorke stated yes. He further stated the problem with this area is that the trees interfere with radio frequency signals, especially during the summer months. This site is necessary to provide coverage for the town. The antennas would be mounted on the rails around the tower; not on top of the tower.

PUBLIC – Questions – none

David Collins, Pinnacle Telecom Group was sworn in. Mr. Collins explained the radio frequency compliance assessment.

Exhibit A-4 – Analysis Report

Exhibit A-5 – Analysis report dated 12/11/2018 prepared after find out that Verizon was approved for the same site.

Mr. Collins explained his reports and if two additional carriers were added to the tower, it would still meet all radio frequency levels.

PUBLIC – Questions – None

Joshua Cottrell, French & Parrello Assoc., civil engineer, P.E. was sworn in. Mr. Cottrell explained the existing conditions and proposal. He stated the cabinets would be located at the northeast corner of the site. Utilities would be underground. There will be a 25 kw gas generator installed. Eight antennas would be installed in four sections, 126.3 feet above grade on the existing catwalk. The cables would run along the tank leg and painted to match the tower.

Mrs. Neumann stated there is a site distance issue where the cabinet is located. She suggested a site visit with the applicant's engineer and Fire Company to discuss. Mrs. Neumann discussed the site distance issue from the firehouse.

Mr. Welch stated he has concerns with three generators running on the property and the noise. Mrs. Neumann stated exercising the generators would be staggered where they would not be running at the same time. Mr. Cottrell stated the generator is 41 ft. from the nearest resident; the generator is the smallest on site.

Mr. Cottrell and board members discussed the distance from property lines and dba levels.

Mr. Cottrell stated the antennas and generator are monitored remotely; the site is visited once every 4 – 6 weeks for maintenance.

It is understood that if T-Mobile were to install additional antennas, they would be required to receive approval from the board.

Board members asked that the generator be kept as far away as possible from the residential areas.

Mr. Ferraro stated the antennas would be two feet above the rail; consistent with the Verizon approval.

QUESTIONS – Public – None

Timothy M. Kronk – P.P., visual analysis was sworn in.

Exhibit A-6 through A-9 – photo simulations
Exhibit A-10 – visual analysis report

Mr. Kronk discussed the report submitted to the board.

Mr. Kronk discussed the property and the proposal; the approval was from seven years ago and the current application.

He Kronk described the photos in the photo simulations.

Mr. Kronk stated there is an existing variance condition, however, the Board could grant the application without detriment.

Mr. DeJong asked if a generator can be shared as there will now be three generators on the property. Mr. Cottrell stated no, due to different sizes and maintenance. Mrs. Neumann she has this issue in other municipalities. She stated there would not be enough power on the Verizon generator to share. The board members were in agreement that if additional carriers were added to the site, they should explore the possibility of sharing generators with the DPW generator.

Board members asked about the location of the gas line for generator; Mr. Cottrell stated the utility companies would size the piping.

The board and applicant discussed the shared generator option, which was not possible. Mr. Ferraro stated he would ensure that the generator running time would be staggered with that of Verizon.

PUBLIC – Questions – None

Conditions: Landscape plan to be submitted to Mrs. Neumann for her review; staggered time for exercising generators.

Mr. Welch made a motion to approve; seconded by Mr. Preiser

Roll Call Vote

Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. McHugh: Yes Mr. Welch: Yes
Mr. Altero: Yes Mr. DeJong: No Ms. Bavais: Yes

Informal Application: Block 256 Lot 15 – 1515 Hulse Rd., Applicant: Claremont Health Systems Inc., AKA: Crest Pointe Rehabilitation & Healthcare Center

Todd Kilcourse appeared before the board. He stated his company would be the new owners of the site and are looking to expand the site. Mr. Montenegro asked if the owner of property was aware he was appearing before the board; he stated yes.

Ryan McDermott, architect, appeared before the board.

Mayor Sabosik stated he and the mayors from the adjoining communities met with Mr. Kilcourse who explained the history behind his corporation. Mr. Kilcourse stated his company is a three generation health care facility. They own 22 locations and normally invest \$1,000,000 - \$4,000,000 in the property, upgrading HVAC and aesthetics. He stated his company has a four star rating. Mayor Sabosik stated he has the brochure given to him from Marque Health Services and stated he would give to any board member who would like to review.

Mr. McDermott stated their proposal would be to expand an enclosed glass dining area and day room space. At the front of the building, construct a therapy room. There are 118 bedrooms, some with four beds. The proposal would be to upgrade those rooms to private and Semi-private rooms. He stated they would be expanding the recreational and rehab space, not the bed space.

Mr. Kilcourse stated they are known for having a Smart car in their lobby. It is used for therapy so patients can learn to get in and out of vehicles so they can leave the facility to visit with family.

Mr. Kilcourse stated Claremont is currently a not for profit, however, Creste Pointe is for profit. Mr. DeJong asked what would happen to the residents that are currently at the facility. Mr. Kilcourse stated no one would be removed from the facility.

Mr. McDermott stated the facility is currently 80% occupied. The plan would be to renovate several rooms at a time and move patients to the newer rooms.

Mr. Faraldi had questions relating to the distance of the rear addition to the property lines as a survey was not submitted and it appears to be very close.

Mr. Kilcourse stated he would make sure all documents needed to proceed with a formal application shall be submitted.

Courtesy Review – Block 172 Lot 1 – Point Pleasant Bd. of Education (High School)

Mr. Preiser stepped down due to conflict.

Joseph Perello, Suburban Engineering appeared before the board. He stated the Board of Education needed to replace the existing shed at the high school with a 40 x 28 accessory structure. The building would be located adjacent to the funeral home parking lot.

In response to questions, Mr. Perello stated the building is used for storage of paper and maintenance items. The colors on the building would blend with the colors of the school. The newer shed is eight feet wider than the existing and 1 ½ feet higher.

The board requested that landscaping, either Leyland Cypress or Arborvitae be planted between the shed and the fence line of the funeral home. Mr. Perello stated it doesn't appear to be much room but he would comply.

Exempt Site Plan Committee

Mr. McHugh explained to the board all the applicants that have come before the committee since July.

VOUCHERS:

The Board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$915.00 (Smith), \$ 240.00 (T-Mobile), \$ 675.00 (General Board), \$ 2815.00 (General Board litigation)

CME Associates: \$1236.25 (Smith), \$ 674.00 (Cellco)

Ocean/Coast Star: \$20.89 (General Board), \$11.93 (GM07 LLC/Catala)

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

Respectfully submitted,

Catherine Gardner
Planning Board Secretary