**POINT PLEASANT PLANNING BOARD**

**April 25, 2019**

The regular meeting of the Point Pleasant Planning Board was called to order by Chairwoman 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. Furmato Mr. Vitale Mr. Faraldi Mr. McHugh Mr. Forsyth

Mr. Altero Mr.DeJong Ms. Bavais

Absent: Mr. Preiser Mr. Welch

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

**RESOLUTIONS:**

The board memorialized the following resolution:

Res. 2019-04 - Administrative Approval – Block 274 Lot 11.03 – 704 Hance Pl.,

Applicant: Niel & Mira Rambaldi (Approved)

**NEW BUSINESS:**

**Administrative Approval – Block 127 Lot 8 – 908 Leighton Ave.**

**Applicant: Joseph & Kimberly Favia**

Joseph & Kimberly Favia were sworn in. In response to questions from Mr. Montenegro,

Mr. Favia stated they are proposing a small addition for a bar area. The bar area is presently in the basement but they wish to move it upstairs.

Mr. Montenegro advised the board members there was a subdivision approval, Resolution

2006-23 and the approval granted. He asked Mr. Favia if the recharge structures would be affected by the addition; he stated no. Mr. Montenegro stated another condition of the resolution was the house could not exceed three bedrooms or have habitable attic space;

Mr. Favia stated there were no changes to the home.

Mr. Forsyth and Mrs. Neumann discussed the building coverage; Mrs. Neumann thought it would be close to the maximum coverage. Mr. Favia will confirm with Mr. Burdick, his engineer that he does not exceed the coverage requirements.

**PUBLIC – None**

Mr. Faraldi moved to approve the application; seconded by Mr. Furmato.

**Roll Call Vote:**

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. McHugh: Yes

Mr. Forsyth: Yes Mr. Altero: Yes Mr. DeJong: Yes Ms. Bavais: Yes

**Informal Hearing – Block 112 Lot 8 – 801 Dudley Ln., Applicant: Nick Mancini**

John Jackson, attorney for the applicant, appeared before the board and explained a prior minor subdivision & variance application that was approved by the board but never perfected.

Nick & Kathleen Mancini appeared before the board. They purchased the property in April, 2017 and rehabbed the cottage. Mr. Mancini stated it is their intention to keep the cottage, and will relocate and elevate the home. They would also like to construct another small cottage, not a large home which was proposed with the last application, and his in-laws would reside in the home.

Mr. Jackson stated the relief would be for not front on a street. No other variances would be requested.

The board members and the applicant discussed the public easement along the side of the property. Mr. Mancini stated they own half of the easement. He further stated someone does come in and cut/maintain the area but does not know who pays for the maintenance.

Mr. Mancini stated it their intention to raise the house; they have issues with the basement flooding and the property is in a flood zone. He has had two house lifters looking at the house, who both stated there would be no issues for lifting and relocating.

The board discussed the previous application, the approvals and flood zone. The board appreciated that the applicant wanted to keep the existing house and construct a cottage instead of a large home. They did ask that the applicant obtain information as to who is paying for the maintaining of the adjacent easement.

**Minor Subdivision & Variance – Block 279 Lot 116 – 1712 Riviera Ct., Applicant: Jeff McManus & Robert Obsuth:**

Mayor Sabosik, Councilman Furmato and Mr. Vitale stepped down from the board due to conflict.

John Jackson, attorney for the applicant appeared before the board and gave an overview of the application.

Exhibit A-1 – Power Point presentation

Mr. Jackson stated that Mr. Obsuth was going to construct a home on one of the lots, however, purchased another lot in the area. Mr. Attardo is the contract purchaser for the property and has submitted his architectural plan.

Mr. Jackson stated the Borough has spent money on the debilitating property.

The property would be subdivided into two 5,250 sq. foot lots; variances would be required for lot area and lot frontage only. The applicant has proposed side yard setbacks of 11 feet and 6 foot side yard setbacks between the two proposed homes.

James Giordano, TEC Engineering, P.E. was sworn in.

Exhibit A-2 – Colored tax map rendering. Mr. Giordano stated 95% of the lots are non-conforming; 81% of the lots are 60 x 100 or smaller.

Mr. Giordano explained the existing conditions of the property; the bulkhead is in poor condition.

In reference to the engineering review letter:

Mr. Giordano explained the R-1A requirements. He stated a variance would be required for habitable attic space; Lot 116.02 will reduce the size of the deck so a variance would not be required.

RSIS – Lot 116.01 – 4 bedroom home and three parking spaces would be provided;

Lot 116.02 – four parking spaces would be provided. Parking would be within the garage and driveway.

The existing house would be removed. The property needs to be remediated due to an oil tank leading. The soil would be removed from the property.

Storm water – the roof leaders will run off to the bulkhead.

Curbs/sidewalks – the applicant would contribute to the pedestrian safety fund.

The applicant has the disconnects for the utilities on the property and would demolish the structure prior to filing the subdivision map.

The applicant would conform to the tree ordinance.

Board members had questions as to the type of room in the habitable attic area.

Jeffrey McManus was sworn in. He stated he just sold his house in Freehold and will be constructing a new home for his family. He stated the habitable attic area would be a bonus room and not a bedroom.

Cerro Attardo was sworn in. He stated he plans for this house to be his retirement home. He stated the habitable attic would be a bonus room, not a bedroom. He stated he will be meeting with his architect as he would like to change the stairs leading into the house.

The board decided it would a condition of approval that either Mrs. Neumann or the board can approve any changes to the plans administratively.

**PUBLIC – QUESTIOINS – None**

**PUBLIC - COMMENTS**

Gabe Vitale, 1707 Certainty Dr. was sworn in. Mr. Vitale stated he and his wife look at this property every day – it is in deplorable condition and the bulkhead is falling into the lagoon. He stated he would be an asset to the neighborhood to approve the application.

**CLOSED TO PUBLIC:**

Several board members were not in favor of the application.

The board discussed conditions to be imposed on the approval. There will be no habitable attic space; reduce the height of the deck to 9 ½ feet; A/C units must be high efficiency and located on the interior setbacks; final architect plans for Lot 116.02 must come back to the board for final administrative approval to confirm no material changes; the existing improvements must be demolished prior to the filing of the subdivision or post a performance bond.

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

**Roll Call Vote**

Mr. Faraldi: Yes Mr. McHugh: No Mr. Forsyth: No Mr. Altero: Yes Mr. DeJong: Yes

Ms. Bavais: Yes

**Amended Final Site Plan & Variance – Block 256 Lot 15 – 1515 Hulse Rd.,**

**Applicant: Crest Pointe Property, LLC**

Mayor Sabosik, Mr. Furmato & Mr. Vitale returned to the board. Mr. Altero stepped down due to conflict.

Daniel Popovitch, attorney for the applicant, appeared before the board. He stated before starting he wanted to clarify that the addition on the canal side of the structure has been eliminated. This application would be to construct a front vestibule and a side addition with interior alterations.

Mr. Popovitch stated there is no proposal to increase the amount of bids or employees. The improvements would provide for a better physical therapy room. The physical therapy room would be used by patients only; there would be no out-patients. He stated the facility is licensed by the State for 118 beds.

Joe Vasta, representative for Creste Pointe – Marque, explained the recent purchase and the proposal of the project.

He stated the current physical therapy room is approximately 1100 sq. feet. There are 118 beds in the facility and presently are at 83 – 85 % occupancy. He stated the occupancy would not be increased. There are approximately 35 staff members on the first shift, 20 on the second shift and 98 for the 11pm – 7am shift. He stated the addition would increase the size of the office space and the vestibule area.

Mr. Vasta stated there are two levels of care at the facility; short term a patient is at the facility

For 30-90 days and long term could be months.

Mr. Vasta stated the facility is inspection once a year and they have unexpected inspections

3 – 4 times per year. If there were additional beds, it would be found during these inspections.

There is a small vehicle inside the building which is used during occupational therapy for teaching patients how to get in/out of vehicles.

Mayor Sabosik stated he would like a condition that if there were any changes to the plans, the applicant would return to the board.

Mr. Vasta stated the original plan called for a large sitting area, however, found there wasn’t a need as there is an outdoor seating area.

Brian McDermott, architect, was sworn in. Mr. McDermott explained the plan for the addition and expansion. He stated the applicant would be extending the physical therapy room. The physical therapy room would have an adult daily living (ADL) training area. The ADL room would allow for more kitchen equipment. Mayor Sabosik asked if it was strictly a training area;

Mr. McDermott stated yes. The addition would also give a larger work area for the staff and enhance the entry way.

Exhibit A-1 – Architect rendering

Charles E. Lindstrom P.E. was sworn in. Mr. Lindstrom described the surrounding area of the property. He stated variances would be required for lot coverage by the building and maximum lot coverage of the property.

Mr. Lindstrom discussed the review letter provided by Mrs. Neumann:

The parking area would remain the same but adding sidewalk around the building. He stated the parking exceeds the requirements.

Storm drainage – the roof drains would be interconnected and piped; all drainage would be contained.

Outdoor lighting – the building would have mounted lights; the parking lot lights would remain the same.

Trash compactor is located near the generator and is enclosed behind a masonry wall. The landscaping exists but will enhance. There is no additional signage proposed.

**PUBLIC – QUESTIONS**

Vince Respond, 1525 Hulse Rd. had questions relating to the drainage and recharge system; he also had a question about the front elevation and height.

Mr. McDermott stated the front elevation would be going from a glass box to an enhanced entry 21 feet to the peak; currently it is 15.9 feet.

John Roberts, 210 Giese Ln. stated his is the property manager for several condominiums in the area. He had questions for Mr. Vesta relating to patients and if outpatient. He asked if it was possible for soundproofing to be installed around the generator. Mr. Popovitch and

Mr. McDermott stated possibly additional landscaping could be installed.

Concerning the recharge system, Mr. Lindstrom stated the applicant is allowed to pipe roof water to the canal. Mrs. Neumann discussed the runoff with Mr. Lindstrom. He stated he would evaluate and submit a plan to Mrs. Neumann for her approval.

Arlene Wittig, 1501 Hulse Rd., #12 asked about the drainage and parking.

Sharon Michaels, 1501 Hulse Rd. asked if the lights mounted on the building would shine into her condo unit. The lights will be pointed down at the sidewalk.

Mrs. Michaels had concerns relating to the construction hours and the construction affecting the cars parking on Hulse Rd. The board members and the applicant discussed the matter. The mayor suggested possibly employees could carpool during the construction.

Mr. Vesta stated he is aware of the inconvenience the construction will cause, however, they have found creative ways to help alleviate parking issues and not inconveniencing patients and their families.

Margo Respond, 1525 Hulse Rd. questioned the need for the expansion and the issues that will be created in the neighborhood.

**PUBLIC - COMMENTS**

The following residents were sworn in:

Vince Respond, 1525 Hulse Rd. had comments relating to the drainage of the property and the parking, which he feels is inadequate.

Arlene Wittig, 1501 Hulse Rd. had comments relating to the need for sidewalks as patients are pushed in wheelchairs in the street.

Margo Respond, 1525 Hulse Rd. had comments on the insufficient parking and the inconvenience that the construction will have on the neighborhood; she also did not believe the construction was necessary.

Sherri Michaels, 1501 Hulse Rd. stated she has complained to the Center about smell from the dumpster, which is adjacent to her unit. She also stated there has been medical waste.

Mr. Vesta stated he will check into the matter immediately and stated they could probably install shrubs around the dumpster area.

**CLOSED TO PUBLIC**

Mr. Popovitch gave his closing statements to the board.

Ms. Bavais and Mrs. Neumann discussed safety and stated the structure could be enhanced by installing bollards for safety issues.

Mayor Sabosik stated sidewalks should installed. Mr. Lindstrom stated he would work with

Mrs. Neumann on the drainage plan. The applicant could also try to enhance the garbage area with a fence or plantings.

The board discussed the application and made the following conditions of approval:

118 beds; if more the applicant must return to the Board for approval; the physical therapy room layout is approved – if changes must return to the Board; roof plan drain to be approved by the Board engineer; landscape plan around the addition; sidewalks will be installed; no construction on Saturday, Sunday and holidays; interior work on Saturday only; plan to be amended to install bollards at front of building to be approved by board engineer or reinforce the proposed wall.

Mr. McHugh moved to approve the application; seconded by Mr. Vitale.

**Roll Call Vote:**

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. McHugh: Yes

Mr.Forsyth: Yes Mr. DeJong: Yes Ms. Bavais: Yes

**Environmental Commission Report:**

Mr. Faraldi stated Earth Day will be held at the Riverfront Park on Saturday.

**VOUCHERS:**

The board approved payment of the following vouchers:

**Montenergro, Thompson, Montenegro & Genz:** $255.00 (Rambaldi), $60.00 (T-Mobile Northeast), $510.00 (Gulino/Stankewicz), $915.00 (Smith), $195.00 (General Board),

$1,710.00 (General Board litigation)

**CME Associates:** $159.00 & $1,639.50 (McManus/Obsuth), $79.50 (Rambaldi), $159.00 (Crest Pointe), $159.00 & $138.00 (T-Mobile Northeast), $181.50 (Catala), $1,236.50 (Smith), $79.50 (1125 Arnold Ave. LLC), $465.00 (Weiselder/All American Ford)

**Remington, Vernick & Vena:** $ 152.00 (Catala)

There being no further business, the board adjourned at 10:30 p.m.

Respectfully submitted,

Catherine Gardner

Planning Board Secretary