

POINT PLEASANT PLANNING BOARD

April 26, 2018

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 that adequate notice of the meeting had been given.

Roll Call:

Present: Mr. Furmato Mr. Vitale Mr. Faraldi Mr. Presider Mr. Forsyth Mr. Welch

Mr. Altero Mr. DeJong Ms Bavais

Absent: Mayor Sabosik Mr. McHugh

Attorney: Ryan Amberger Engineers: Laura Neumann & Linda Weber

Secretary: Catherine Gardner

MINUTES: The board approved the minutes of March 22, 2018

RESOLUTIONS:

The board memorialized the following resolutions:

Res. 2018-04 – Contract of Professional Services – Montenegro, Thompson, Montenegro & Genz

Res, 2018-05 – Contract of Professional Services – CME Engineering

NEW BUSINESS:

**Preliminary/Final Site Plan – Block 105 Lots 28, 39, 40 & 41 – Arnold Ave., Applicant:
1125 Arnold Avenue LLC**

Timothy Middleton, attorney, appeared before the board in place of Michael Rubino. He stated that last month the board required a survey, which was not with the original submittal. It has since been submitted.

Mr. Middletown gave an overview of the application. He stated the zone was created specifically for affordable housing; there will be two low income units and one affordable housing unit.

Mrs. Neumann explained that low income would be \$41,000.00 with a three person threshold and moderate income would be \$65,000.00 with a three person threshold. The units would not be for Section 8 rentals.

Ms. Bavais asked Mrs. Neumann to explain the conditions of affordable housing. The Borough will have a housing agent and explained the qualifications. Linda Weber explained affordable housing and income limits. She stated they would be family units, rentals and there is income requirements to be met. The units would not be available to seniors. Mrs. Webber answered the board's questions relating to the rentals.

The Borough would receive credits as the units are rentals. The Borough would not be renting the units; there would be a management company. The rental units would be available for 30 years before the units could be sold.

Kurt Ludwig, architect was sworn. Mr. Ludwig described the site and the buildings. He stated there wouldn't be basements for units 1, 4 & 8 due to the proximity to the recharge systems.

Exhibit A-1 – architect rendering site plan. Each unit will have 3 bdrms., and will accept restrictions there would be no bedrooms in the basement or third floor.

Mrs. Neumann stated if a variance is being requested, they are not entitled to the attic/habitable space. Mr. Forsyth stated the buildings height would be measured by the crown of the road in front of the property.

Mr. Middleton stated there would be no additional bdrms; there are egress windows on the third floor.

Exhibit A-2 – typical floor plan. The third floor would be a bonus room or attic.

Exhibit A-3 – rendering – view from Arnold Ave.

Exhibit A-4 – rendering – view with the complex

Exhibit A-5 – rendering – view “above” Arnold Ave.

Exhibit A-6 – rendering – view inside the development

Exhibit A-7 – rendering – view along longer buildings

The A/C units would be located at the rear of the building; two condensers per unit. The A/C units along Arnold Ave. would be screened by hardscape (wall/fence). There will be a two foot wall with a wrought iron fence. Mr. Forsyth and Mr. Altero felt additional buffering was needed.

Ms. Bavais stated she has concerns the backyard for one building is along Arnold Ave., it a small area and no room for grills. She also stated there is no area for kids to play and these are family units.

Mrs. Neumann stated for the third floor habitable space is for single family homes and does not believe it’s allowed; it would be for attic areas only. Mrs. Neumann stated she is not understanding why all the buildings cannot have basements. Mr. Ludwig stated the water management engineer made the recommendation which units shouldn’t have basements.

Board members asked if A/C units could be placed on roofs to give more room outside.

Mr. Middleton believes it could be down; Mr. Ludwig stated he had recommended two zone heating/cooling.

Joseph Kosiba, P.E., P.P. was sworn in. He stated he is familiar with the job site; Mr. Sadowski had a death in the family and is unable to attend the meeting; he stated he can testify in his place.

He stated there was a five foot easement granted by the County for the right of way

Mr. Koshiba described the site; all buildings have been demolished. It will be a 16 unit complex; 3 affordable housing inclusionary. The County required the access to be revised; there will be Right in/out. The applicant has conditional approval with the County and listed the conditions.

The intent is for residents to keep their garbage cans inside the garage; there is no parking within the site on the streets; the roadways would be striped as fire lanes. Mr. Forsyth stated the garbage carting company would not go into the site for pick up. Mr. Koshiba stated there will be an association, who would provide services and would be private pick up. Snow removal would be the homeowner association’s responsibility. The board stated a condition of approval would be no garbage cans on Arnold Ave.

Each unit would have two parking spaces; 38 total spaces are provided; no parking on Arnold Ave. Guest parking would need to use public streets.

Mr. Koshiba described the recharge system and would be using retaining walls around the site. The site meets all state design standards. He stated Unit #1 could not have a basement due to the recharge system, Units 4 & 8 is due to the proximity of additional parking to adjacent units and the weight of vehicles.

Lighting would be downcast LED and would not create a nuisance. All units would be porch lights at entry doors.

Mr. Koshiba stated the recharge system must drain within 24 hours; the system proposed is faster.

All gas and water lines will be under Arnold Ave. and will be coordinated with the County. For the storm water in the street area of the complex, the water lines will be under the driveways. Fire hydrants are located at the end of units 9 & 12.

Ms. Bavais asked if the applicant would accept a condition to restrict sheds; the applicant would accept that condition.

Mrs. Neumann asked the applicant to provide blow offs or relocate the hydrants; Mr. Koshiba stated they would refer to the fire marshal. The entire site is a loop and will be designated as fire lanes.

Guide rails will be provided at units 3 & 4.

There will be a swale at the rear, bringing water to the retention basin. 38 Leyland Cypresses will be planted as a screen and arborvitae to Front St. A post/rail fence will be installed around the retention basin on three sides. The property has sandy soil and will drain faster than 24 hours.

RECESS

Mrs. Neumann wanted to clarify that the applicant is not entitled to the third floor habitable space but can have three stores, as allowed by ordinance. Each unit would be limited to three bedrooms to meet the parking requirements.

The applicant will stipulate to the condition of no additional bedrooms. Board members stated there are to be no closets or bathrooms on the third floor. Mr. Middleton stated there are mechanical closets on the third floor; the board will permit.

Mr. Koshiba stated the buildings were designed with a two hour masonry fire wall, so sprinklers would not be required.

PUBLIC – QUESTIONS:

Daniel Moore, 1120 Estelle St. asked questions relating to reducing the number of units to make a better situation for parking. Mr. Koshiba stated 16 units is permissible for the site.

Steve Lawaich asked if the drainage on Front St. was calculated as he believes there will be drainage issues. Mr. Koshiba stated the recharge system will collect the water and is an improvement of the present conditions.

Chris Finley, 1108 Front St. asked questions relating to the affordable housing; three designated units for 30 years. He further stated that the homeowner association will maintain the retention system.

Mrs. Neumann explained the bonding process for the site, the lighting plan. Added protection to adjoining neighbors for lighting with the landscaping at the rear. She further stated there will be provisions in the resolution of no additional lighting and sheds will not be permitted.

Mr. Finley wanted clarification if there would be a dumpster or garbage cans; garbage cans will be used.

Pam Moore, 1121 Front St. She explained how people walk or ride bicycles in the area; what provisions are being made for pedestrian safety. There will be a sidewalk across the property and will propose a handicap cross walk to the County.

Jessica Bennette, 1117 Arnold Ave. In response to her questions, she was advised of the construction hours, taxes for the units would range \$7,000 - \$8,000; setback from her property is 7 ft. where 5 ft. is permitted, 5.2 feet to her deck steps; applicant is proposing a 6 ft. vinyl fence along her property line and would provide sporadic arborvitae.

Linda Bottger, 1119 Estelle St. Asked if it would be feasible to eliminate one unit for additional parking. Mr. Koshiba stated the ordinance permits the number of units and the parking complies with the ordinance.

PUBLIC – COMMENTS:

The following people appeared before the board and sworn in; in favor of denying the application or eliminating units for additional parking:

Steven Lawaich, 1118 Front St. – drainage issues

Daniel Moor, 1121 Estelle St. – parking issues

Dr. James McLees, owner of office building at Arnold Ave. & Front St. Concerns of inadequate parking and people using his parking lot. Board members stated it was private property and as such he can post the parking area that vehicles would be towed.

Jessica Bennette, 1117 Arnold Ave. – parking issues; her property is used as a U-turn as it is and will be worse. She stated signs on Front St. are illegible. Mr. Forsyth will look into replacing the signs.

John Finley, 1108 Front St. – believes traffic study should be done on Front St.

Michael Burgher, 1114 Front St. – parking issues.

CLOSED TO PUBLIC:

Mr. Faraldi gave his comments relating to the application. He felt the units could be reduced, he has concerns about the turning radius for the garbage and fire trucks, as well as the County fire marshal review.

Ms. Bavais stated she would have been more comfortable hearing from a traffic expert.
Mr. Middleton stated he does have a traffic expert present.

Justin Taylor, principle with Dynamic Traffic was sworn in. He explained his study for large trucks to maneuver through the site. He stated trucks would enter thru the center of the site. He further stated his traffic study was submitted to the County.

Mrs. Neumann asked if the roads could made wider; he stated no. He stated there are three units designated as affordable housing and are family oriented.

Mr. Taylor was asked if the bedroom count could be reduced. Mr. Middleton stated the site complies with all ordinances, was approved by Council and by COAH. The applicant is entitled to an approval as the application conforms with all ordinances; no variances are being requested.

Mr. Middleton stated the applicant would stipulate to Title 39 for enforcement of parking in fire lanes on the site.

PUBLIC – QUESTIONS:

Daniel Moore stated he has concerns with the children who walk to school and their safety. Mr. Taylor stated sidewalks are being provided and would check with the County for approval of crosswalks.

Steve Lawaich asked if the bridge traffic was considered. Mr. Taylor stated the traffic from the bridge has been going on for many years and the traffic will clear when the bridge is lowered as it does today.

PUBLIC – COMMENTS:

Steve Lawaich was sworn in. He questioned whether Joseph Guarino's law office would be incorporated into the site. He stated cars would be able to access the rear of the lot through Estelle St., which would bring additional traffic into the area. Mr. Taylor stated Mr. Guarino's lot is not part of the application. Mrs. Neumann stated if the applicant were to obtain that lot, they would be required to apply to the board to incorporate.

Linda Bottger was sworn in. Ms. Bottger stated she has been a lifelong resident and loves the town. She has a concern for safety and parking and hopes the board will keep that in mind when voting.

John Finley was sworn in. Mr. Finley asked that the board caption all the restrictions in the resolution so there won't be any issues.

CLOSED TO PUBLIC

Ms. Bavais as Mr. Amberger to review the conditions of the resolution:

- Third floor cannot have bedrooms, clothes closet or bathrooms
- No bedroom in basement area
- Homeowner Association for trash, recycle, maintenance of ground, including storm water system
- No garbage cans on Arnold Ave.
- No exterior sheds or bins
- Striping as fire lane throughout the side; Title 39 enforcement for parking in fire lanes
- A/C units to be located on the roofs
- No flood or motion sensors bordering neighbors
- Striping of crosswalk with County approval
- Arborvitae on the north side of units 13 – 16 – three trees per unit; 5 – 6 ft. at planting
- Six foot vinyl fence
- Truck turning plan to be provided to the board engineer
- Submit documents that the building height complies with the ordinance

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

Roll Call Vote:

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

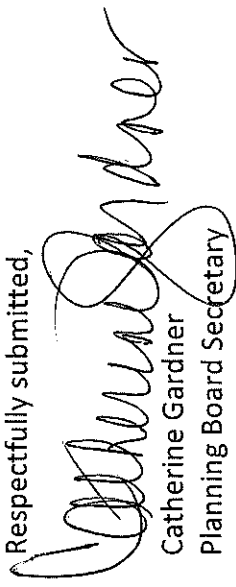
VOUCHERS:

The board approved payment for the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$360.00 (314 Nancy Dr Point LLC), \$300.00 (BTB Property LLC), \$45.00 & \$75.00 (General Board)
CME Associates: \$186.25 (Darcy) \$984.50 (BTB Property)

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

Respectfully submitted,



Catherine Gardher
Planning Board Secretary