**POINT PLEASANT PLANNING BOARD**

**February 28, 2019**

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

**Roll Call:**

Present: Mr. Vitale Mr. Faraldi Mr. Preiser Mr. McHugh Mr. Forsyth Ms. Bavais

Absent: Mayor Sabosik Mr. Furmato Mr. Welch Mr. Altero Mr. DeJong

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

**MINUTES:** The board approved the minutes of January 24, 2019

**NEW BUSINESS:**

**Minor Subdivision- Block 386 Lot 29.01 & 29.02 – Bel Aire Ct., East**

**Applicants: Kevin & Nicole Stankewicz & Joseph & Lauren Gulino**

Christopher LaMonica, attorney for the applicant appeared before the board. He stated the previous owner had received approval for a minor subdivision and variance in 2010. The new owners, the applicants, would like to adjust the property lines, which would then make the subdivision conforming.

He stated Lot 29.01 is developed and Lot 29.02 is vacant.

Robert C. Burdick, PE, PP was sworn in. Mr. Burdick stated the previous approval was granted in 2010. There were variances involved as the previous owner wished to keep as much property as possible. He stated the new owners wish to relocate the property lines to retain as much waterfront as possible for both lots.

The existing house will be demolished and a new house would be constructed. Both lots would also have swimming pools.

The previous approval had an enhanced front yard setback of 30 ft. and an enhanced side yard setback. Both lots would now have the setbacks for the zone – 25 ft. front and 7 ½ for the sides.

In reference to the engineering review letter, all existing structures will be removed or the applicant would post a bond. Mr. Burdick stated a CAFRA permit is required and may take several months to obtain.

Regarding storm water management, all water would be directed to the lagoon.

Sidewalks are currently in place on BelAire Ct., East. The applicant will comply with RSIS parking on each property. Parking would be in attached garages and driveways.

The plans would be revised according to Mrs. Neumann’s comments. The plat will be filed with Ocean County and not filed by deed.

Mr. Montenegro informed the board members that since this is fully conforming subdivision, architectural plans are not required.

Mr. LaMonica stated there was a public access issue and the owners were dealing with Borough officials and agreed to make a contribution to the Borough.

**PUBLIC – None**

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

**Roll Call Vote:**

Mr. Vitale Mr. Faraldi Mr. Preiser Mr. McHugh Mr. Forsyth Ms. Bavais

**CORRESPONDENCE:**

The board received a letter from the Borough attorney relating to CAM trust deed restrictions, however, it will be discussed next month when Mayor Sabosik will be present.

The board received Ordinance # 2019-02 – Amending Section 19-3 of the Borough Code Entitled “Land Use Definitions” and Ordinance # 2019-03 – Supplementing Section 19-37 and Adding Section 19-37.6 “Building Height in the Flood Zone.”

Mrs. Neumann prepared a report to the board members on both ordinances and explained the changes to the board members. She stated she found that it meets the criteria of the master plan.

The board discussed at length the ordinances. They had questions and wanted clarification on some of the language in the ordinance. They also had concerns about the building height going

from 32 ft. to 35 feet in flood zones.

The board moved to recommendation adoption of Ordinance 2019-02 – but also to correct a typo. In the second sentence the word “interest” needs to be changed to “intersect.”

Mrs. Neumann will send a letter to Council stating the board needed clarification on the language contained in Ordinance 2019-03 on building height.

**Exempt Site Plan Committee Reports:**

Mr. McHugh informed the board of the businesses the committee met with during the past month.

**Environmental Commission Report:**

Mr. Faraldi stated that Earth Day is scheduled for April 27th and will be the 15th year.

**VOUCHERS:**

The board payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: $180.00 & $45.00 (Darcy), $300.00 & $615.00 (T-Mobile Northeast), $195.00 (Red House Guitar), $300.00 (General Board), $225.00 (General Board litigation)

CME Associates: $ 111.75 (T-Mobile Northeast)

Remington, Vernick & Vena: $ 152.00 (Darcy)

Ocean/Coast Star: $ 17.88 & $1142. (General Board)

Asbury Park Press: $ 51.32 (General Board)

There being no further business, the Board adjourned at 8:15 p.m.

Respectfully submitted,

Catherine Gardner

Planning Board Secretary