

POINT PLEASANT PLANNING BOARD

January 18, 2018

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

Roll Call:

Present: Mayor Sabosik Councilman Furmato Mr. Vitale Mr. Faraldi Mr. Preiser
Mr. McHugh Mr. Forsyth, Mr. Welch Mr. Altero Mr. DeJong Ms. Bavais
Attorney: Ben Montenegro **Engineer:** Benjamin Matlack **Secretary:** Catherine Gardner

Re-Organization:

The board made the following appointments:

Mary Jane Bavais – Chairwoman
Jack McHugh – Vice Chairman
Attorney: Ben Montenegro
Engineer: Laura Neumann, CME Engineering

Meeting Dates: The 4th Thursday of each month, except the month of November (no meeting)
Newspaper: Ocean Star

Exempt Site Plan Committee:

Jack McHugh – Chairman
Mayor Robert Sabosik
Robert Forsyth
Paul Altero
Mary Jane Bavais – Alternate

MINUTES: The board approved the minutes of December 28, 2017.

RESOLUTIONS:

The board approved Res. 2017-20 – Exempt Site Plan – Block 335 Lot 18 – 2708 Bridge Ave.,
Applicant: Point Pizza by Pudgy

NEW BUSINESS:

Minor Subdivision & Variance – Block 274.03 Lot 38 – 719 Howe St.,
Applicant: Robbie Darcy – Carried to 2/22/2018

Informal Hearing – Block 113 Lot 25.01 – 821A Trenton Ave., Applicant:
Chadd & Malissa Smith:

Chad & Malissa Smith appeared before the board. He stated he submitted two plans – he would like to discuss the two lot subdivision and will not be moving forward with the proposal for three lots.

Presently there is a 15 ft. wide utility/access easement to his rear lot from Trenton Ave. He would create a 20 ft. wide easement for the two proposed lots. Both lots would conform in area; the variance that would be requested is for not fronting on a street. His mother would move into the existing home and he would construct a home for his family on the new lot.

Board members and Mr. Smith discussed different scenarios with the applicant. It was asked if he would extend the existing easement; he stated it was created with the original subdivision for that property.

Mr. Smith stated he would like to construct a home approximately 2000-2400 sq. ft. In response to questions from the board, Mr. Smith states that he plows the existing easement and carries his garbage cans to Trenton Ave. for pick up.

The board was polled – they were in favor of submitting a formal application, with a paved easement and keeping the variances at a minimum.

Preliminary/Final Site Plan – Block 218 Lot 1 – 3121 Bridge Ave., Applicant: BTB Property, LLC:

Mayor Sabosik, Mr. Furmato and Mr. Forsyth recused themselves from the application.

Daniel Popovitch appeared before the board for the applicant.

William T. Borowsky, owner of BTB Property, LLC was sworn in. He stated he was previously the tenant at the property and did purchase it.

He stated the building would be used for retail/retail storage space. He presently uses space in the building to store the produce for Nature's Reward. If the tenant wishes to occupy the entire building, he would not use as storage.

Mr. Borowsky stated County approval was granted. He stated he did have issues relating to an oil tank removal; the landlord rectified that matter and he received a letter of no further action. He stated he would be beautifying the site with curbs, sidewalks and landscaping.

The board asked about all the vehicles that are stored on the property; he would be removing them and only two box trucks and a van would remain on the property.

James Giordano, P.E. was sworn in. He stated the plan has been three years in the making. The proposal shows parking for eight trucks; these spaces can be converted to car stalls and gain parking.

Mr. Giordano does not believe a dumpster would be required for the site, but if in fact it is, it would be near the loading zone, where there is an existing slab. The dumpster area would include an enclosure.

Any proposed signs for the property would conform to the Borough's ordinances; the existing planter would be removed and there would be two entrances; one from Bridge Ave. and the other from Mattapan Ave.

Exhibit A-1 – Site plan that was submitted with the application.

There will be no site lighting at the property; would be building lights only. Mr. Giordano stated he could have the lights shining into the rear parking area.

There is a proposed canopy for the building; it would up to the tenant as to whether it will be canvass or hard covered.

Mr. Vitale stated he would prefer the trucks to be parked near the dumpster area instead of the front of the property.

Mr. Giordano stated asphalt will be removed in areas and grass and plantings would be installed. The board discussed the Borough's streetscape and how the pavers or sidewalks end

up buckling as the trees mature. Mr. Faraldi suggested a 4 x 4 grates for the trees in the streetscape areas.

Mr. Vitale and Mr. Giordano discussed the parking for the trucks. It was suggested the trees could be moved closer to the building so the pavers don't buckle. Mr. Popovitch stated they would be installing the grates to plant the trees.

Mr. Matlack stated the office/retail space is 2,000 sq. ft., which requires 10 parking spaces. Mr. Giordano stated there are 9 approved spaces; 8 truck spaces can be made into car spaces for additional parking.

Mr. Giordano stated trees are to be planted along Mattapan Ave; they will grow to a 20 ft. height.

RECESS

Mr. Popovitch thanked the board for the recess so he would speak with his client. He stated the two trucks would be moved to the rear triangle area; there would be six parking spaces for cars in the front instead of eight truck parking spaces, and additional landscaping.

Mr. Giordano stated the storm water management is vastly improved; water will drain towards the grass area at Mattapan Ave. The drainage patterns would stay the same.

The variance being is requested for a front setback to allow for the canopy.

Mr. Popovitch and Mr. Giordano discussed the review letter with the board. Mr. Giordano will revise the plans as outlined in the review and discussed the changes with the board members.

The board asked that the walkway be extended from the sidewalk to the canopy area; the canopy will be the width of the building.

PUBLIC – None

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

Roll Call Vote:

Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. McHugh: Yes Mr. Welch: Yes
Mr. Altero: Yes Mr. DeJong: Yes Ms. Bavais: Yes

Mr. McHugh reported to the board the applicants appearing before the Exempt Site Plan Committee.

Mr. Faraldi advised the board members the activities of the Environmental Commission.

VOUCHERS:

The board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$150.00 (Darcy), \$240.00 (General Board)
CME Associates: \$143.00 & \$452.50 (Darcy), \$ 211.00 & \$918.00 (BTB Properties), \$35.75
(Pudgy's Pizza)
Remington, Vernick & Vena:
Ocean/Coast Star:
Asbury Park Press: \$42.15

There being no further business, the board adjourned at 9:25 p.m.; all were in favor, no one was opposed.

Respectfully submitted,



Catherine Gardner
Planning Board Secretary