

POINT PLEASANT PLANNING BOARD

June 28, 2018

The regular meeting of the Point Pleasant Planning Board was called to order by Vice Chairman, Jack McHugh at 7:00 p.m. Mr. McHugh read the Notice of Compliance, which states that adequate notice of the meeting had been given.

Roll Call:

Present: Mr. Vitale Mr. Faraldi Mr. Preiser Mr. McHugh Mr. Forsyth Mr. Welch
Mr. Altero Mr. DeJong

Absent: Mayor Sabosik Mr. Furmato Ms. Bavais

Attorney: Ben Montenegro Engineer: Laura Neumann Secretary: C. Gardner

MINUTES: The minutes of May 24, 2018 were approved by the board.

RESOLUTIONS:

The following resolutions were memorialized:

Res. 2018-07 - Exempt Site Plan – Block 139 Lot 1 – 626 Ocean Rd., Applicant: Dennis & Jennifer DeKenipp (Shore Point Fitness) – Approved

Res. 2018-08 – Administrative Approval – Block 240 Lot 11 – North Rd., Applicant: TFM Builders LLC (Approved)

NEW BUSINESS:

Mr. McHugh announced that the application for Cellco Partnership, 1123 Burnt Tavern Rd. has been carried to the July 26, 2018 meeting with no further notice.

Preliminary/Final Site Plan – Block 240 Lot 1.01 – 823 Beaver Dam Rd., Applicant: Ravallo Realty LLC

Daniel Popovitch, attorney for the applicant, appeared before the board. Mr. McHugh stated the applicant had appeared before the Exempt Site Plan committee, and recommended they apply to the Board.

Mr. Popovitch explained the application as an office with screen printing/embroidery shop.

Amy Ravallo was sworn in. She stated that she and her husband own the property and business. She stated the building would house her company office and also would be doing screen printing/embroidery, hats, sweatshirts and magnets.

She stated she would have one additional employee; they would have an office, showroom and textile press room. Sweatshirts, etc. are delivered by UPS truck. The rear entrance of the building would be used as the main entrance with a handicap ramp.

She stated they do promotional marketing and the business has become too large for a home office. She described the business operations; there is little odor and the dryer would be vented through the roof. The chemicals are not harmful and the fumes are negligible. She stated they are submit to EPA and OSHA standards.

Mr. Vitale asked if deliveries could be limited to before 2pm, after school hours. Mrs. Ravallo stated she would make that request.

The board and Mrs. Ravallo discussed deliveries and the crosswalk area with a crossing guard. She stated the UPS truck would need to parking along North Rd. and doesn't believe it will be a problem.

Michael Rodriguez, Hammer Engineering was sworn in and credentials were accepted.

The board and Mr. Rodriguez discussed the proposed sign. The sign will be 15 ft. from the curb line. The board and Ms. Neumann discussed the location; Ms. Neumann felt it would be safer that the sign be 3 ½ ft. high or increase the setback. Mrs. Ravallo stated she would move the sign 10 ft. from the property line.

Mr. Rodriguez stated the proposal includes an awning over the rear walkway and would be attached to the structure.

There are seven (7) proposed parking spaces – 9 x 18 with one handicap space.

Mrs. Ravallo stated at most there would be three employees. There is an existing fence around the parking area.

PUBLIC: None

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

Roll Call Vote:

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

Administrative Approval – Block 274 Lot 11 & 12 – Hance Pl., Applicant:
Susan & Ernest Scherler:

Daniel Popovitch, attorney for the applicant, explained the application. He stated when the subdivision was approved, there was a condition that they return to the board with the proposed homes. He stated one house has been constructed and sold, two more are to be built.

Additionally, the resolution states that a white vinyl fence was to be installed. However, an adjacent neighbor purchased his property and installed a tan vinyl fence. The applicant requests that they can continue with the same color.

Jack Taylor, builder, was sworn in. He stated he submitted architectural for the two additional homes. He stated there would be a two car driveway and a two car garage. The attics will be unfinished. Ms. Neumann stated that the plans comply with the ordinances.

PUBLIC: None

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

Roll Call Vote:

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

Exempt Site Plan Committee Reports: Mr. McHugh gave his report of all the applicants coming before the committee.

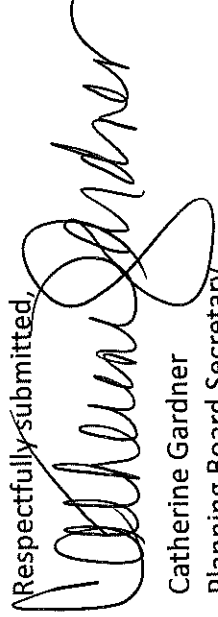
Environmental Commission Report: Mr. Faraldi stated the Commission is trying to sell the mosquito buckets that he discussed last month. They are being sold for \$15.00 each.

VOUCHERS:

Montenegro, Thompson, Montenegro & Genz: \$ 30.00 (Villani Group), \$1,025.00 (1125 Arnold Ave.), \$465.00 (Cellico Partnership), \$75.00 (Scherler), \$60.00 (Shore Point Fitness), \$105.00 (TFM Bldrs), \$405.00 (General Board)
CME Associates: \$171.75 (Villani Group), \$596.00 (1125 Arnold Ave.), \$37.25 (Cellico Partnership), \$37.25 (TFM Bldrs), \$464.00 (Darcy), \$149.00 (Ravallo Realty), \$1,187.25 (Cellico), \$37.25 (General Board)
Remington, Vernick & Vena: \$752. (Bugun LLC)
Ocean/Coast Star: \$ 15.23 (General Board)

There being no further business, the board adjourned at 8:30 p.m.

Respectfully submitted,



Catherine Gardner
Planning Board Secretary