**POINT PLEASANT PLANNING BOARD**

**March 28, 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. Preiser Mr. McHugh

Mr. Forsyth Mr. Welch Mr. Altero Mr. DeJong Ms. Bavais

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

**MINUTES:** The board approved the minutes of February 28, 2019

**RESOLUTIONS:**

The board memorialized the following resolutions:

Res. 2019-01 - Minor Subdivision – Block 386 Lot 29.01 & 29.02 – 1516 & 1516 BelAire Ct., E.

Applicant: Nicole & Kevin Stankewicz & Lauren & Joseph Gulino (Approved)

Res. 2019-02 – Agreement of Professional Services – Montenegro, Thompson, Montenegro & Genz

Res.2019-03 – Agreement of Professional Services – CME Engineering

**NEW BUSINESS:**

**Administrative Approval – Block 274 Lot 11.03 – 704 Hance Pl., Applicant:**

**Niel & Mira Rambaldi**

Daniel Popovitch, attorney for the applicant, appeared before the board. He stated the applicant received minor subdivision/variance approval in 2017 and as part of that approval, the applicant was required to apply to the board when constructing a home as plans were not submitted.

Mr. Popovitch stated Mr. Taylor will be building the home, and the proposed home is compatible with the first home constructed. He stated there will be a roof over the rear deck and the owner has asked if the condensers could be located to the side instead of the rear under the windows.

Jack Taylor, Taylor Built Homes was sworn in. He stated the Rambaldi’s purchased the lot and he needed to return to the board for approval of the architectural. The owner has requested that the condensers be located on the right side of the house.

In response to questions from board members, he stated the neighbor has two living room windows on that side of their residence. He further stated that the Rambaldi’s are planning to apply for a pool permit so their fence would be to the side of the air conditioning units to buffer any noise from the units.

The deck has a masonry foundation with decking and will not affect coverages.

**PUBLIC – None**

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

Roll Call Vote:

Mayor Sabosik: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. Forsyth: Yes

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

**CORRESPONDENCE:**

The board discussed a letter received from the Borough attorney relating to CAM Trust deed restrictions. Mayor Sabosik explained that a subdivision was approved 15 years ago and the applicant was seeking to remove a couple of conditions. The board discussed the matter as to the reason they came before Council. Mr. Montenegro stated he would call the zoning officer and John Jackson, who represented CAM Trust to inquire the reason for applying to Council and advise to apply to the Planning Board. The board stated CAM Trust should apply to the board to seek modification of the resolution.

**COMMITTEE REPORTS:**

Mr. Faraldi stated Earth Day is scheduled for April 27th.

**VOUCHERS:**

The board approved payment of the following vouchers:

**Montenegro, Thompson, Montenegro & Genz:** $570.00 (General Board), $1,935.00 (General Board litigation), $555.00 (All American Ford), $375.00 & $79.50 (Gulino/Stankewicz)

**CME Associates:** $1,439.25 (Gulino/Stankewicz), $111.75 (Bank of America), $ 150.00 (Crest Point Rehab)

**Ocean/Coast Star:** $5.96 (Red House Guitar), $5.96 (All American Ford), $ 5.96 (T-Mobile Northeast)

There being no further business, the board adjourned at

Respectfully submitted,

Catherine Gardner

Planning Board Secretary