

**POINT PLEASANT PLANNING BOARD**  
**May 24, 2018**

The regular meeting of the Point Pleasant Planning Board was called to order by Chairwoman Bavais at 7:05 p.m. Ms. Bavais read the Notice of Compliance, which states adequate notice of the meeting had been given.

**Roll Call:**

Present: Mr. Furmato Mr. Faraldi Mr. Preiser Mr. Welch Mr. Altero Mr. DeJong Ms. Bavais  
Absent: Mayor Sabosik Mr. Vitale Mr. McHugh Mr. Forsyth  
Attorney: Ben Montenegro Engineer: Laura Neumann Secretary: Catherine Gardner

**MINUTES:** The approved the minutes of April 26, 2018

**RESOLUTIONS:**

The board memorialized the following resolution:

Res. 2018-06 – Preliminary/Final Site Plan – Block 105 Lots 28, 39, 40 & 41  
1125 Arnold Ave., Applicant: 1125 Arnold Avenue LLC (Approved)

**NEW BUSINESS:**

Ms. Bavais announced that the following application has been carried to June 28, 2018 without further notification:

Preliminary/Final Site Plan & Conditional Use – Block 163 Lots 4 – 1123 Burnt Tavern Rd.  
Applicant: Celco Partnership d/b/a/ Verizon Wireless

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

Dennis & Jennifer DeKenipp were sworn in.

Mr. DeKenipp stated they appeared before the exempt site plan committee, who referred them to the board. They presently have a gym on Bridge Ave., but have a need to expand to a larger space. The yoga studio will remain on Bridge Ave.; only the gym is moving.

The gym is not open all day/night; classes are taught – there are several a day ranging from 5am – 7pm on weekdays and Sat. & Sun 5am – 10am. There are 10-15 people in each class.

They are in the building that houses Napa Car Parts, a tattoo shop and a car calligraphy warehouse.

They do not use a washer/dryer on site; garbage is paper towels & water bottles, which they bring home with them.

Board members asked about striping the parking area; they said they would speak with the owner of the property.

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

**Roll Call Vote:**

Mr. Furmato: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. Welch: Yes Mr. Altero: Yes  
Mr. DeJong: Yes Ms. Bavais: Yes

## **CORRESPONDENCE:**

The board discussed a letter received from Daniel Popovitch, Esq., who represents TFM Builders LLC. TFM Builders received minor subdivision approval and were to install curbs and sidewalks. Since that time, the Borough passed a sidewalk fund ordinance, to which they would like to contribute to the fund.

Mr. Welch felt the applicant should adhere to the approval; Mr. Furmato stated there are no sidewalks in that area and would prefer to install sidewalks in another area of town.

Mr. Furmato made a motion to allow the application to contribute to the fund; seconded by Mr. DeJong.

## **Roll Call Vote:**

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

## **Environmental Commission Report:**

Mr. Faraldi stated Earth Day was very successful and had a great attendance. He stated he wanted to thank all the volunteers.

Mr. Faraldi stated he wanted to discuss the need for a tree ordinance. He stated a resident came before the commission about a property that removed a lot of trees, and that a permit was not needed.

The board discussed the possibility of an ordinance, however, it was pointed out it would come from Mayor and Council and not the board.

The Borough would need a certified tree expert in order to enforce an ordinance. Mrs. Neumann stated in other towns, ordinances state a tree is removed then the tree is replaced. Her firm does have certified tree experts who do go to properties requesting tree removal and inspects the trees.

Mrs. Neumann will supply the board with ordinances from other municipalities. Usually it's remove a tree, replace with a tree.

Mr. Faraldi stated they had a very interesting presentation from Rutgers regarding mosquito traps.

## **VOUCHERS:**

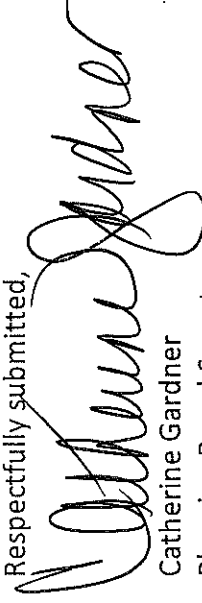
The board approved the following vouchers for payment:

**Montenegro, Thompson, Montenegro & Genz:** \$330.00 (Darcy), \$510.00 (1125 Arnold Ave), \$300.00 (General Board)

**CME Associates:** \$415.75 (Darcy), \$74.50 & \$74.50 (1125 Arnold Ave.), \$500.50 (Cellco)  
**Ocean/Coast Star:** \$7.12 (Darcy), \$7.12 (314 Nancy Dr LLC)

There being no further business, the board adjourned at 7:50 p.m.

Respectfully submitted,



Catherine Gardner  
Planning Board Secretary