**POINT PLEASANT PLANNING BOARD**

**July 27, 2019**

The regular meeting of the Planning Board was called to order by Chairwoman Bavais at

7pm. Ms. Bavais read the Notice of Compliance, which states adequate notice of the meeting was given.

Roll Call:

Present: Mayor Sabosik Mr. Furmato Mr. Preiser Mr. McHugh Mr. Forsyth Mr. Welch

 Mr. Altero Ms. Bavais

Mr. Faraldi arrived at 7:35 pm

Absent: Mr. Vitale Mr. DeJong

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

**Minutes:** The board approved the minutes of June 27, 2019

**RESOLUTIONS:**

The board memorialized the following resolutions:

Res. 2019-08 - Extension of Approval – Block 139 Lot 19 – 1205 Madison St.

 Applicant: GM07, LLC (Scott Catala) - Approved

Res. 2019-09 - Administrative Approval – Block 9 Lots 25.01 & 25.02 River Rd.

 Applicant: SJD Builders, LLC (Approved)

Res. 2019-10 - Minor Subdivision – Block 265 Lot 8.01 – 1413 Jackson St.

 Applicant: TFM Builders LLC (Applicant)

Res. 2019-11 - Final Site Plan – Block 299.01 Lot 44.01 – 2232 Bridge Ave.

 Applicant: Bank of America (Approved)

**NEW BUSINESS:**

**Relief of Conditions of Prior Approval – Block 163, Lot 18, Block 163 Lot 18.01, Block 162 Lot 3,**

 **1215 Johnson Ave., 1126 Memorial Dr., 1108 Ocean Rd., Applicant: CAM Trust**

John Jackson, attorney for the applicant, appeared before the board. He stated last month, the applicant was seeking relief of the conditions. The minor subdivision was approved by the Board in 2004 for a two lot subdivision. There was a condition imposed of removing the commercial business. The map was filed and then the owners received a notice of violation from Code Enforcement for not following the condition of the resolution with the business still in operation. Mr. Jackson explained the letter to Borough Attorney, Jerry Dasti.

Mr. Jackson stated that LeChard does not have a new location and proposes a deed of consolidation so LeChard can remain on the site. He further stated they have been cleaning the property, as well as cleaning the silt from the storm drain.

Joe Vezzosi, LeChard was sworn in. He stated he runs/operates LeChard bulk heading. He stated the neighbor who came before the board last month has not had water with the heavy rains this week, and is continuing to clean the property.

Mayor Sabosik asked several questions – he asked if a Soil Conservation permit was filed; he stated no. The Mayor asked about the crane on the property; he stated it is a 1955 antique that was acquired from a salt mine in Ohio. He asked how many vehicles are on the property; he stated two pickups, a flatbed, trailer, three box trailers and a 10 ton trailer.

Mr. Vezzosi described the clean up of the property; he stated the Jeep would be going on a trailer to a garage.

Board members asked why it was so difficult to find a new location; he stated he has looked in Lakewood and Wall, however, 40-50% of his business is in the Borough & Beach.

Mr. Jackson stated the applicant does have a grandfather right to keep his business on the property.

Karen Gross, 1217 Johnson Ave. was sworn in. Mrs. Gross stated the conditions at the property are improving. Mr. Altero asked if there were kids playing on the property & climbing the vehicles; she stated no. She stated she would like to see a permanent fence installed along her property line.

Mr. Forsyth stated the dirt was graded towards the storm drain and would need to be stabilized so the inlet does have get clogged with dirt.

Mr. Jackson stated the owner of the property agreed to install a fence.

Mrs. Neumann stated she needed confirmation of the grandfathering. Mr. Montenegro explained the applicant’s offer for filing a deed of consolidation, and the maintenance of the property would be beyond the scope of the Planning Board. He also explained the original approval the conditions of the resolution.

Mr. Montenegro suggested that Mr. Jackson file the deed of consolidation within two weeks, by

August 15th. Mayor Sabosik stated he would the application carried to the next meeting and the owner can advise of the status of the cleaning of the property.

Mr. Montenegro announced that the application will be continued to the August 22, 2019 meeting without further notice.

Administrative Approval – Block 256 Lot 15 – 1515 Hulse Rd., Applicant: Crest Pointe:

Daniel Popovitch, attorney for the applicant, appeared before the board. He explained that the board granted approval for a site plan and a condition of the approval was the installation of sidewalks. He stated the applicant would need to remove a substantial amount of trees, which could not be relocated and it would interfere with the parking area.

Joseph Vasta, principle of Crest Pointe, was sworn in. He showed the board members

Exhibit A-1 – a photo array showing the trees and parking area.

Mr. Vasta described the site and the sidewalks along the building. Mr. Vasta answered questions from board members relating to the buffers from the site for neighbors.

Mr. Faraldi stated it’s all about safety and the applicant can remove the trees.

Ms. Bavais suggested continuing the sidewalk from the building to the condominium sidewalk, however, after looking at the photos said it would not work.

**PUBLIC:**

Arlene Woodick was sworn in. She stated there is a safety issue as she sees patients being pushed in wheelchairs in the street. Mr. Vasta stated he has had conversations with the administrative staff that wheelchairs in the streets are not permitted. He will have another conversation with them.

Mrs. Woodick suggested installing a ramp. Board members asked Mrs. Woodick if the houses along Hulse Rd. would have a clear view of the facility; she stated it is the rear of those homes and they have heavy trees.

**CLOSED TO PUBLIC**

The board discussed with Mr. Vasta installing an ADA compliant ramp near the adjacent condominiums. There was also a discussion of where the existing JCPL poles would be moved;

Mr. Vasta stated in the parking lot. He also stated he will again speak with the administrative staff about taking patients in the street; it is not allowed.

Mayor Sabosik suggested tabling the application for a determination from JCPL about how long it would take to relocate the poles. Mrs. Neumann will contact JCPL. The application will be carried to the August 22nd meeting.

Administrative Approval – Block 228.01 Lot 21 – 2425 Bridge Ave., Applicant:

Alex Jankovich:

Marie Zuco, Manager of Bleach Hair Salon was sworn in. She stated that she is one of the tenants in the building.

She stated that the existing trash enclosure was removed as it blocked her window. She further stated that trash is picked up weekly.

Alex Jankovich, owner of the building was sworn in. Mayor Sabosik stated it appears that the enclosure was a detriment to the hair salon. Mr. Jankovich stated yes. The residential tenants put out garbage cans on Wooddale Ave. for pick up; the business tenants don’t have much garbage and take it home.

Mrs. Neumann stated the location of the dumpster didn’t make sense other than the face that the garbage truck would need to back out as it would not be able to maneuver around the property.

Mr. Jankovich stated that the second floor tenants park in the parking area.

The board discussed the garbage truck coming into the property; Mr. Welch was concerned about the truck using Wooddale Ave. when the kids were in school.

Ms. Zuco stated the handicap ramp is in the same location as the former enclosure and she has elderly customers and was concerned for their safety.

The board suggested a 2 yard on wheels so it could be wheeled to the street. Mr. Jankovich would schedule pick up so it does not occur during times kids are going/leaving school.

The board determined pick up to be once per week between 10am – 1pm (no weekends); installed a drop curb; the enclosure is to match the existing board on board fence; a 2 yard dumpster and an 8’ x 6’ enclosure.

**PUBLIC – None**

Mr. Preiser made a motion to approve with the above conditions, seconded by Mr. Faraldi

**Roll Call Vote**

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. McHugh: Yes

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

Committee Reports:

Mr. McHugh informed members of reports from the exempt site plan committee

Mr. Faraldi informed members of matters before the Environmental Commission.

**VOUCHERS:**

**Montenegro, Thompson, Montenegro & Genz:** $165.00 (TFM Bldrs), $4,380.00 (General Board litigation, $1,140.00 (General Board

**CME Associates:** $1,955.25 (Crest Pointe), $437.25 (McManus/Obsuth), $159.00 (TFM Bldrs)

**Remington, Vernick & Vena:** $689.00 (All American Ford), $228.00 (Smith)

There being no further business, the board adjourned at 8:55 p.m.

 Respectfully submitted,

 Catherine Gardner

 Planning Board Secretary