

## **POINT PLEASANT PLANNING BOARD**

**August 22, 2019**

The regular meeting of the Planning Board was called to order by Chairwoman Bavais at 7:10p.m. Ms. Bavais read the Notice of Compliance, which states adequate notice of the meeting had been given.

### **Roll Call:**

Present: Mayor Sabosik Mr. Faraldi Mr. Preiser Mr. McHugh Mr. Forsyth Mr. Welch  
Mr. DeJong Ms. Bavais

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

**MINUTES:** The board approved the minutes of July 25, 2019

### **RESOLUTIONS:**

The board memorialized the following resolution:

Res. 2019-12 - Administrative Approval – Block 228.01 Lot 21 – 2425 Bridge Ave.,

Applicant: Alex Jankovich (approved)

### **UNFINISHED 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**

Jillian McClear, attorney appeared before the board. Ms. McClear provided an update on the status of the clean-up of the property and the deed of consolidation. She signed the deed was signed and ready to be filed. Mr. Montenegro stated the form and content of the deed was approved by him.

Joseph Viscossi appeared before the board and was informed he was still under oath. He stated they have continued to clean the property ; most of the steel has been removed; the trailers are out of the way, PSD Tree Service will deliver a load of stone this weekend.

Exhibits A-1 through A-5 – photos of the property taken on 8/22/2019.

Mr. Viscossi stated after the stone is delivered and the yard is cleaned, the fence will be installed. There was a heavy rain and some of the dirt did go into the neighbor's yard but that situation should be remedied once the stone is delivered. He stated the storm drain is still clear. He stated 60% of the Johnson Ave. property is done and after it is, will tackle the Rt. 88 side. The crane boom is locked with a safety.

In response to board members questions, he stated the building has been cleaned up but not sure about it being painted. Mayor Sabosik stated he would like to see the upgrade of the building being painted. He further stated Mr. Viscossi has competition on Princeton Ave. who cleaned up their property nicely.

Mr. Montenegro asked Ms. McClear to send him a copy of the filed deed; she will comply.

### **PUBLIC**

Karen Gross, the adjacent property owner, was previously sworn. She stated the property is being cleaned up but is concerned about the mud and fence. Mr. Viscossi stated the situation will be fixed once the stone is delivered and he will install the fence.

Board members suggested the applicant return to the board at their next meeting, on Sept. 26<sup>th</sup> for a status update.

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

Daniel Popovitch, attorney for the applicant, appeared before the board. He stated Isaac Sassoon, attorney for the corporation is also present.

Mr. Popovitch stated the issue was the sidewalks being installed on a dead end of sidewalk to a 60 ft. lot and condos without sidewalks. He stated the applicant is willing to install a ramp to end of the condos.

He stated there were discussions about patients being wheeled in the street; the new operation will assure that all visitors and aides are informed not to take wheelchairs into the street.

Isaac Sassoon was sworn in. He stated it is a tree lined street and would need to remove approximately 25 trees to install the sidewalk and relocate poles from Crest Point and down the street.

He stated they have spoken with the staff again about patients in wheelchairs in the streets.

Mr. Welch asked why it's an issue now and not when the applicant originally came to the board. Mr. Sassoon stated they took a closer look at how many trees needed to be removed and the utility poles being relocated.

Mr. Popovitch stated he spoke with a representative of JCP&L and was informed they couldn't give a dollar amount for the costs. He did say that after Sandy he had a client with a subdivision and to move a pole cost approximately \$7,800.00.

The board discussed the pole locations in area of the sidewalks and why poles needed to be relocated. Mr. Popovitch was asked if there were sidewalks to the north at the condos; he stated yes. He stated the applicant would install a ramp to those sidewalks from the parking lot.

Mrs. Neumann stated the pedestrian sidewalk contribution, if sidewalks were not installed, would be \$5,044.00.

Mr. Popovitch and board members discussed sidewalks vs contribution to the safety fund and no sidewalks.

Mrs. Neumann stated a land use reason hasn't been discussed. She would agree with a comment made earlier by Mr. Faraldi that a plan may be needed as to how the sidewalks would be installed.

Mayor Sabosik stated the sidewalks would be an upgrade to the property. He suggested giving the board a plan showing the trees, island and sidewalks. He stated the applicant should also figure the costs for curbs and sidewalks.

Mr. Popovitch stated the applicant would decide whether they would go with the original plan submitted and approved by the board or continue to seek the administrative approval.

### **PUBLIC**

Sharon Michaels, Holly Park Condos, was sworn in. Ms. Michaels said she didn't see the need for the sidewalks and curbs. She stated there is already going to be a lot on construction going on. She said she likes the trees and doesn't want to see all the mess.

The board carried the application to the Sept. 26<sup>th</sup> meeting.

### **Architectural Review – TFM Builders – Block 265 Lot 8.03 – Jackson St.**

Daniel Popovitch, attorney for the applicant appeared before the board. He apologized to the board that there was a mix up and he doesn't have Aaron McLaughlin here tonight.

He stated the board has the two architectural plans for the subdivision. They are not cookie cutter homes being constructed and have two very separate designs.

He stated Mr. McLaughlin didn't need to submit plans with the subdivision as it was conforming, but the board wanted to review the plans.

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

**Roll Call Vote:**

Mayor Sabosik: Yes Mr. Faraldi: Yes Mr. Preiser: Yes Mr. McHugh: Yes Mr. Forsyth: Yes  
Mr. Welch: Yes Mr. DeJong: Yes Ms. Bavaiss: Yes

Environmental Commission Report – Mr. Faraldi gave a short report of activities with the Environmental Commission.

**VOUCHERS:**

The board approved payment of the following vouchers:

**Montenegro, Thompson, Montenegro & Genz:** \$120.00 (Crest Pointe), \$45.00 (McManus/Obsuth), \$360.00 (Jankovich), \$4,755.00 (General Board – litigation), \$150.00 (General Board)

**CME Associates:** \$39.75 (Crest Pointe)

**Remington, Vernick & Vena:** \$152.00 (Stankewicz/Gulino), \$668.00 (GM07)

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

Respectfully submitted,

Catherine Gardner  
Planning Board Secretary