

POINT PLEASANT PLANNING BOARD
September 26, 2019

The regular meeting of the 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. DeJong Ms. Bavais

Absent: Mr. Altero

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

MINUTES: The board approved the minutes of August 22, 2019

RESOLUTIONS:

The board memorialized the following resolution:

Res. 2019-13 - Architectural Review – TFM Builders – Block 265 Lot 8.03 – Jackson St.
(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 for the applicant appeared before the board. She stated the deed of consolidation was submitted to the County but returned needing a seller/s residence certification, which has now been done. She will provide Mr. Montenegro a copy of the filed deed when received.

Joseph Vezzosi, previously sworn, appeared before the board. He stated the two lots are pretty much cleaned up the stone was installed, the weeds and junk removed. He stated progress is continuing. Mr. Preiser asked if the property for sale signs will be removed; he stated yes.

PUBLIC

Bart Gross was sworn in. He is the adjacent property owner who had water coming into his basement. He stated dirt was piled against the fence and when it rained, the dirt came onto his patio. Mr. Vezzosi and the board discussed the six inch high berm that was installed along the fence. Mr. Forsyth stated he believed once the berm is stabilized with the “R” blend, he doesn’t believe there will be runoff.

PUBLIC – CLOSED

Mr. Vezzosi stated they will continue to move forward cleaning the property and maintaining the property. He stated he will have the fence installed once they are complete with the clean-up.

NEW BUSINESS:

Administrative Approval – Block 105 Lots 28, 39, 40 & 41 – 1125 Arnold Ave.,
Applicant: 1125 Arnold Ave., LLC

Mr. McHugh stepped down due to conflict.

Tim Middletown, attorney for the applicant, appeared before the board.

Edwin Sutphin III was sworn in.

Mayor Sabosik asked who the principles of the corporation are as he might be in conflict; Mr. Sutphin stated Peter Maljian and Michael Kogan. Mayor Sabosik stated he was in conflict and stepped down.

He stated the applicant received final site plan approval, where the A/C units were to be located on the roof.

Mr. Vitale stated apparently the units need property clearance, fencing and need access to the units through the units themselves. Mr. Sutphin stated that was correct and the applicant's engineer prepared a plan showing the units could be placed on the ground.

Ms. Bavais stated there was a lot of discussion about the units due to noise, etc. Also, the new proposal shows the units at the rear of the units facing adjoining properties. She stated when the board made their decision about the location, it had a lot to do with sound.

Mr. Middleton stated they will discuss the matter with the applicant's engineer and will contact the board secretary if they will return to the board or not.

**Exempt Site Plan – Block 133 Lot 55 – 1515 Richmond Ave.,
Applicant: Hackensack Meridian Health Realty Corp.**

John Giunco, attorney for the applicant appeared before the board. Mr. Guinco stated the applicant is seeking an exempt site plan approval to improve the site, enclosure of the garbage and help direct patients to the appropriate offices.

There are presently 14 parking spaces; 22 spaces are proposed. Additional trees would be provided.

Michael Savarese, licensed architect was sworn in.

Mr. McHugh stated the applicant had met with the exempt site plan committee.

Mr. Savarese stated the site was the previous Blockbuster and approximately 1 ½ years ago, the applicant obtained building permits for interior renovations; there were no real changes to the building.

Mr. Savarese stated the applicant would like to provide a pass through from the Emergency Room site to this parking lot. He stated the property is located on a curve and a lot of people pass the entrance and turn into the ER site. This would help facilitate cars entering the site from the ER site. He stated there would be a handicap parking space, adding greenery, trees and dumpster area.

Mayor Sabosik stated there is a safety issue with the parking entrances being on the curve.

Mr. Savarese stated in response to Mr. Forsyth's review letter for the permits, he is still waiting for a response from the Fire Marshal regarding a fire lane.

Claudia Fritz, Hackensack Meridian Health director of facilities was sworn in.

Mrs. Fritz stated there are physician offices in the building with approximately 8-10 employees. She stated the amount of employees vary throughout the day.

Mr. Welch stated he would like to see a safe walkway to each parking area. Mr. Savarese he could provide that information on the plan.

Mr. Savarese discussed with the board how busy Rt. 35 is in front of the entrance and people miss the first entrance. With this proposal, if the person misses the first driveway, they would be able to access through the ER lot.

Mr. Forsyth stated since there are improvements to be made, inspection fees should be posted by the applicant.

The board discussed coverage issues; Mayor Sabosik suggested lose one parking space and make the area near the dumpster green.

PUBLIC – None

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

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Vitale: Yes Mr. Faraldi: Yes Mr. Preiser: Yes
Mr. McHugh: Yes Mr. Forsyth: Yes Mr. Welch: Yes Mr. DeJong: Yes Ms. Bavais: Yes

Exempt Site Plan Committee Report:

Mr. McHugh stated the committee met with the following:

737 Howe St. – a brewery storage for events; there would be one small beverage truck. No real hours of operation and minimal of employees. A very small operation

Dolphin Homes, 1131 Bay Ave. – moved their business to this location from Brick. There is a 2nd flr. apartment which will be rented. They would be storing two trucks; one office employee. There are no changes to the existing office area.

Diane Turton, 2200 Bridge Ave. There is presently a training center and wanted to have a small coffee café but be part of the real estate business. The parking area is small and they would need to apply for a full site plan approval.

2149 Bridge Ave., at the corner of Patterson Rd. Presently a gas station with a mechanic. A new mechanic would be operating the business; will not be operating the gas station. There is no intervention by the board.

Guacamole Restaurant, Bridge Ave. proposed a two foot high wall to define the outdoor dining space as they were concerned with customer's safety. The area would be used only during the outdoor dining, which the ordinance states is 5/1 – 10/1.

1661 Beaver Dam Rd. – manufacturing ice cream for food trucks. Mr. McHugh stated there are parking issues; they will be applying to the Board.

A BBQ with outdoor hickory cooking on Bridge Ave. in the former Rejuice a Nation. The committee felt there would be concerns with adjoining neighbors with smoking his products in a residential area. If he were to move forward with the project, he would need to appear before the Planning board.

A potential purchaser for Wenke's; his plan would be to completely renovate all the units, remove the pool and convert the hotel area to apartments. There is a total of 18 cabins and 5 motel rooms. Mr. McHugh stated there is a density issue and the applicant would be required to appear before the Planning Board.

Environmental Commission Report – Mr. Faraldi stated that Earth Day is scheduled for April 25th. He stated the mosquito trap sales will continue next year.

CORRESPONDENCE:

The board received a letter from Daniel Popovitch, attorney for Crest Pointe. The applicant will be installing the sidewalks as approved in their application and would not be continuing with their application to request paying into the Pedestrian Safety Fund.

VOUCHERS:

Montenegro, Thompson, Montenegro & Genz: \$120.00 (1125 Arnold Ave. LLC), \$30.00 (Jankovich, \$180.00 (CAM Trust), \$405.00 & \$306.00 (TFM Bldrs.)

CME Associates: \$79.50 (Jankovich), \$39.75 (TFM Bldrs)

Ocean/Coast Star: \$14.14 (Jankovich), \$5.62 (Favia), \$5.62 (Obsuth/McManus), \$5.62 (Crest Pointe)

There being no further business, the board adjourned at 8:00 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary