

POINT PLEASANT PLANNING BOARD
June 25, 2020

The regular meeting of the Planning Board was called to order by Chairwoman Bavais at 7:00pm. Ms. Bavais read the Notice of Compliance, which states that adequate notice of the meeting had been given.

Roll Call:

Present: Mayor Sabosik Mr. Furmato Mr. Vitale Mr. Faraldi Mr. Preiser Mr. McHugh
Mr. Welch Mr. Altero Ms. Bavais

Absent: Mr. Forsyth

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

MINUTES: The board approved the minutes of May 28, 2020

RESOLUTIONS:

The Board memorialized the following resolutions:

Res. 2020-05 – Exempt Site Plan – B 222 Lot 12 – 2701 Bridge Ave., Applicant:

Dr. Peter Fam (Approved)

Res. 2020-06 – Variance- Block 274 Lot 11.03 – 704 Hance Pl., Applicant

Niel & Mira Rambaldi (Taylor Built Homes LLC) – (Approved)

NEW BUSINESS:

Major Subdivision/Variance – Block 83 Lot 13 – Highland Dr., Applicant: Edward & Jennifer Coyne

Mr. McHugh stepped down from the board due to conflict.

Raymond Bogan, attorney for the applicant, appeared before the board. Mr. Bogan explained the application.

Charles O'Malley, licensed land surveyor, Jennifer Coyne & Edward Coyne, 619 Highland Dr. were sworn in.

Mr. Bogan stated there was a previous major subdivision to take a lot previously purchased and subdivide to adjacent lots, which was granted by Resolution 2007-35. He stated the applicant is not a developer and just wants to consolidate with their yards.

Mr. Bogan stated the applicant is seeking the same approved; there are no improvements proposed.

Mr. Montenegro asked if there is written consent with the other property owners; Mr. Bogan stated yes, but does not have it with him.

Mr. Bogan stated the applicant is requesting waivers from the RSIS.

Mr. Bogan pointed out that there is a contribution payment of \$ 14, 644 for the sidewalk fund, however, this is a homeowner seeking a subdivision approval, not a developer and there is no new construction.

He stated that the Borough had sold the landlocked property to the Benedetti's.

Exhibit A-1 – deed – Benedetti to Coyne

Mr. Montenegro stated a copy of the written consent from the other property owners will be a condition of approval for the subdivision. Mr. Bogan stated he would submit.

Board members and Mr. Bogan discussed the sidewalk fund waiver.

Mr. Faraldi stated all the monuments should be set.

Exhibit A-2 – aerial of the subject property

Exhibit A-3 – prior signed subdivision map

Mrs. Neumann reviewed the variances in conjunction with the application.

Mayor Sabosik asked if the neighbors know about the sidewalk fund; Mrs. Coyne stated they would not contribute to the fund.

The board and Mr. Bogan again discussed the sidewalk fund. Mr. Montenegro stated the Council can grant the waiver of payment from the fund – not the Board. Mr. Bogan stated his partner did speak with Mr. Panucci about the waiver and followed up with a letter. He has not heard from Mr. Panucci.

Mayor Sabosik read the letter from Mr. Bogan that was sent to Mr. Panucci on June 2, 2020. He said the next Council meeting is July 27th.

Mrs. Coyne stated that the agreement was that the total costs would be divided by four families; the engineering costs, subdivision fees, but they did not agree to the sidewalk fund as the Coyne's did not realize there would be an additional fee.

Mr. Preiser stated he visited the site and stated it was a beautiful well-kept neighborhood; agrees the subdivision would be an asset to be approved.

PUBLIC - None

Conditions of the approval would be written consent submitted from the neighbors and either a contribution to the sidewalk fund or obtain a waiver from the Council.

Mr. Welch made a motion to approve the application with the conditions above; seconded by Mr. Preiser.

Roll Call Vote:

Mayor Sabosik: Yes Mr. Furmato: Yes Mr. Vitale: Yes Mr. Faraldi: Yes

Preliminary/Final Site Plan & Variance – Block 41 Lots 1 & 3 – 2405 Lakewood Rd., Applicant: East Coast Land Care, Inc.

Michael Floyd, attorney for the applicant, appeared before the board.

Chris Torrisi, applicant, and William Voeltz, P.E., P.P. were sworn in.

Exhibit A-1 – site plan of the property

Exhibit A-2 – detail sheet of the site plan.

Chris Torrisi, president of East Coast Land Care stated he started his business 1 ½ years ago; he is a full service landscaping/hardscape business.

The property is owned by his family; hours of operation would be 8am and not past 6:30pm. He has 7 employees; there would be a maximum of 6 employees, including himself working, as well as his wife doing bookkeeping.

There is enough parking for four trucks/trailers; there is no public parking. No repairs would be done to the vehicles other than small repairs. There will be a small dumpster on site; no bulk storage for mulch, dirt, etc. The largest vehicle on the property would be a 10 yard dump body truck. There would be one or two vehicles overnight on the property and one small Koboda.

There will be two parking spaces for employees and one ADA space.

Employees take vehicles home; the lighting would be one light on the building and low voltage lighting for the sign.

Mr. Torrisi stated the property is low and would need to bring in a lot of dirt for drainage. The parking area would be gravel. Mrs. Neumann stated the parking spaces would need to be concrete.

He stated at the present time, he will be developing only Lot 1; Lot 3 would be for future development for retail such as Barlows with plants.

Lot 1 has 21,040 sq. feet; Lot 3 was included to the common ownership and the applicant is requesting a waiver to consolidate. Mrs. Neumann asked Mr. Montenegro regarding the consolidation – Mr. Montenegro stated it would need to be consolidated. Mr. Floyd stated the applicant would comply.

Mr. McHugh asked if there would be a six foot fence; Mr. Torrisi stated yes with gates. Mr. Voeltz stated Rt. 88 is the front of the lot, however, when he asked the zoning officer, Kevin Burke, he said Newark Ave. would be considered a side and rear. Mrs. Neumann stated that actually Newark Ave. would be a secondary front, but feels a waiver could be granted.

Mr. Torrisi stated there would be a six foot vinyl fence with heavy plantings.

The slab next to the building is for a dumpster. Ms. Bavais asked if there was lighting on the garage; he stated no.

Board members stated there were no sidewalks being installed along Newark Ave. He was informed that he would need to contribute to the pedestrian sidewalk safety fund. After a discussion, Mr. Torrisi stated he would continue the sidewalk.

Mr. Voeltz said there is a site triangle at the corner of River Ave. & Newark Ave., which will be a dedication to the County.

The board discussed the entrance to the property being on Newark Ave. Mr. Voeltz stated he met with the County and they did not want the entrance on River Ave. Board members asked if there will a Knox box on the gate with a key to be provided to the fire department; Mr. Voeltz stated yes.

Board asked about the office – Mr. Torrisi stated the office would be empty more than occupied.

Mrs. Neumann stated a detail on the lighting would be required; Mr. Voeltz will provide.

Mrs. Neumann also stated that the infiltration system is under the entire parking lot and would like a detail; Mr. Voeltz will provide.

PUBLIC – None

Conditions of approval – consolidate lots, installing sidewalk in lieu of payment, provide a lighting detail, exterior light on garage, gate with Knox box for the Fire Department.

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

Roll Call Vote:

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

VOUCHERS:

The Board approved payment for the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$90.00 (Ocean Assoc.), \$120.00 (East Coast
Land Care),

\$135.00 (Mazzata), \$390.00 (Rambaldi), \$1,095.00 (Mancini), \$1,695.00 (litigation), \$795.00
(General Board)

CME Associates: \$79.50 (Rambaldi), \$79.50 (Fam), \$78.50 (Crest Pointe), \$1,132.50 & \$159.00
(Mancini)

There being no further business, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary