

POINT PLEASANT PLANNING BOARD
May 28, 2020

Chairwoman Bavais called the meeting to order at 7:00pm. She 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 Ms. Bavais

Absent: Mr. Forsyth Mr. Altero

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

Mayor Sabosik stated, as everyone knows Mr. DeJong had resigned from the Board as he was relocated to South Carolina. He stated Mr. DeJong wanted to let all the board members it was an enjoyable experience working with everyone.

MINUTES: The Board approved the minutes of February 27, 2020

RESOLUTIONS:

The Board memorialized the following resolutions:

Res. 2020-02 – Minor Subdivision & Variance - Block 112 Lot 8 – 801 Dudley Ln.,

Applicant: Nick & Kathryn Mancini (denied)

Res. 2020-03 – 2020 Contract of Professional Service – Montenegro, Esq.

Res. 2020-04 – 2020 Contract of Professional Service – CME Engineering

NEW BUSINESS:

Variance – Block 274 Lot 11.03 – 704 Hance Pl. ,Applicant: Neil & Mira Rambaldi
(Taylor Built Homes LLC)

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

He stated Jack Taylor, Taylor Built Homes, appeared before the board for a subdivision with one of the homes located at 704 Hance Pl. The plans submitted showed the attic would be inhabitable. Since that time, Mr. Rambaldi purchased the property and asked that the attic area be finished. Mr. Taylor came before the board for an administrative approval but it was determined that it would be a variance. Unfortunately, the attorney Mr. Taylor had retained passed away and had to retain a new attorney.

Neil Rambaldi, owner of the property was sworn in. He stated this will be his permanent home and wanted to have a gym area and storage on the third floor. The HAC system for the 3rd floor is also located on the third floor.

Mr. Welch asked why he didn't request the third floor habitable at the original submission. Mr. Montenegro went through the resolutions for the subdivision. He stated there were modified plans, which did not include the finished attic area.

Jack Taylor was sworn. He stated the house is 2600 sq. ft., a 4 bedroom and there are stairs to the third floor. He stated there is not a basement as the property is in a flood zone. There will be no bedrooms. There are two gable end windows for egress.

PUBLIC – None

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 Ms. Bavais: Yes

Exempt Site Plan – Block 222 Lot 12 – 2701 Bridge Ave., Applicant: Dr. Peter Fam

Mr. Faraldi stated he is a patient of Dr. Fam’s and would step down from the board.

Mr. McHugh stated that Dr. Fam appeared before the exempt site plan committee on March 6, 2020 and was referred to the full board for review.

John J. Jackson, attorney appeared before the board. Mr. Jackson stated Dr. Fam shares a building with a karate school and there are also apartments above. He will be taking space from the karate school for exam rooms. He further stated Dr. Fam’s equipment is state of the art and needs additional space.

Dr. Peter Fam was sworn in. He gave his background in dentistry and stated he set up a private practice in a building formerly occupied by Dr. Robert Wojcik on Arnold Ave. He stated he outgrew the space and it was too expensive to update the building for his practice.

He found the property Dr. Brian Rista had formerly occupied on Bridge Ave. He stated he purchased newer equipment in 2015-2016, which is state of the art and is in storage. He stated nitrous-oxide will be used in the proposed rooms.

Employees are himself, two full time hygienists, two assistants, and two office staff.

Dr. Fam stated that post-Covid, no patients stay in the waiting room; they stay in their vehicle and are called to come in to the building.

Oral surgery is in the expansion area; fillings and crowns are in the existing area. There is also a CT scan in the expansion area.

In response to questions, Dr. Fam stated if another dentist were to join the practice, they would not be in at the same time.

He stated there are no issues with parking and had suggested to Dr. Rista that he would label parking spaces as “dentist only” but Dr. Rista said there had never been a problem with parking. Dr. Fam stated he doesn’t see too many people at the karate school; it’s usually parents waiting outside and still, not an issue with parking.

In response to questions, Dr. Fam explained the CT scan; there is no medical waste and all digital.

Nitrous oxide is currently in a bottle on a cart but there will be a central station and tanks in a closet.

PUBLIC – None

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

Roll Call Vote:

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

Exempt Site Plan Committee: Mr. McHugh gave a report of the applicant’s heard by the committee.

Environmental Committee - Earth Day was cancelled due to Covid.

VOUCHERS:

The board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$90.00, \$30.00, \$657.50 & \$ 75.00 (Rambaldi), \$90.00 (Coynes), \$262.50 & 609.58 (Attardo), \$367.50 (Leonhardt), \$45.00 (Crest Pointe), \$165.00, \$1110.00 (General Board), \$195.00, \$270.00 (General Board – litigation)
CME Associates: \$684.00 (East Coast Land), \$196.50 (Mazzata), \$847.50 (Rambaldi), \$1902.00 (Coynes), \$748.50 (TFM Bldrs), \$760.50 (Crest Pointe)
Remington, Vernick & Vena: \$314.00 (TFM Bldrs), \$157.00 & \$998.00 (Crest Pointe)
Ocean/Coast Star: \$14.14 (Leonhardt)

Mayor Sabosik stated that the Council had approved outdoor dining as restaurants in town are having difficulty and will not be able to survive for take-out only. He stated parking restrictions are being relaxed and they will be able to utilize parking area with tents, as long as there are bollards to protect patrons.

Board discussed the use of gyms in parking lots; Mrs. Neumann stated that per the Governors' order, it is allowed.

Mr. Welch stated he feels the ordinance needs to be revised on habitable attic space to include the NC zone, where board approval is not required. Mayor Sabosik asked Mrs. Neumann to research the matter.

There being no further business, the Board adjourned at 8:10 p.m.

Respectfully submitted,

Catherine Gardner
Planning Board Secretary