

Via Hand Delivery

8/3/2020

Borough of Point Pleasant
Zoning Board of Adjustment
2333 Bridge Ave.
Pt. Pleasant, NJ 08742

Attn: Ms. Sharon Morgan / Mr. Kevin Burke

Re: Whalers Point
P/F Site Plan Application
Block 45, Lot 1

Dear Ms. Morgan / Mr. Burke:

In response to the Notice of Public Hearing regarding the application by **R2T2, LLC** for Use Variance, Preliminary and Final Major Site Plan for the property located at 2613-2615 Route 88, Point Pleasant, NJ and designated as block 45 Lot 1 on the Borough of Point Pleasant Tax Map, please review the following points.

1. Trash Containers directly on Curtis Avenue: The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve of Trash Containers directly placed on Curtis Avenue.**
2. Parking Spaces: The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve of Parking Spaces directly on Curtis Avenue and Austin Avenue.**
3. #7 in the notice - The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Design Waiver for Relief from Ordinance §19-28.4(b)(1) to permit parking stalls that are 9 ft. x 18 ft.** – The Ordinance requires parking stalls the size of 10 ft. x 20 ft.
4. #8 in the notice - The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Design Waiver for Relief from Ordinance §19-28.5(a) to permit parking within 25 ft. of an intersection.** This would apply to the intersection of Route 88 and Curtis Avenue and for the intersection of Austin Avenue and Curtis Avenue.
5. #9 in the notice - The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Design Waiver for Relief from Ordinance §19-28.5(c) to permit off-street parking with a 2 ft. of the Route 88 property live and over the property line on Curtis Ave. and Austin Ave.** Any parking will have to be 5 ft. from any property line per the ordinance.
6. #6 in the notice - The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Variance for Relief from Ordinance §19-13.4 to permit a maximum impervious coverage of 75%.** The Ordinance requires a maximum impervious coverage limit of 70%.
7. #2 in the notice – Building Lot Coverage Variance. The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Variance for Relief from Ordinance §19-13.4 to permit a building lot coverage of 33.4%.** The Ordinance requires a maximum building lot coverage of 20%.

8. #3 in the notice – Minimum Lot Width Variance. The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Variance for Relief from Ordinance §19-13.4 to permit a minimum lot width of 134 ft.** The Ordinance requires a minimum lot width of 150 ft
9. #4 in the notice – Minimum Front Yard Setback Variance. The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Variance for Relief from Ordinance §19-13.4 to permit a minimum front yard setback of 14 ft.** The Ordinance requires a minimum front yard setback of 35 ft.
10. #5 in the notice – Minimum Rear Yard Setback Variance. The residents who reside on Curtis Avenue and Austin Avenue **do not agree or approve the Variance for Relief from Ordinance §19-13.4 to permit a minimum rear yard setback of 11 ft.** The Ordinance requires a minimum rear yard setback of 35 ft.

The primary purpose of the Zoning Department is to administer and enforce the Zoning Regulations of the Borough. The Department guides public and private development through planning & development policies and review standards in order to create and maintain a balanced community.

We do not believe these requests create a balanced community. We do not plan on having our streets turned into a parking lot with garbage dumpsters. In Point Pleasant Borough there are no other residential neighborhoods that have multiple parking spaces in front of residential houses and there are definitely no garbage dumpsters that are directly in front of a residential house in plain view.

Concerns / Issues:

- **Noise Levels** – with the influx of vehicles and pedestrians the noise level will increase for all hours of the day. This is not like having houses across the street. There will most likely be 100 residents who come in and out of the buildings at all hours.
- **Appearance** – As stated above, this proposal will deflate all of the property values on Curtis Ave. and Austin Ave.
- **Increased Traffic** – Curtis Ave. already has a great deal of traffic because the road is utilized as a pass through from Hubbertville Rd and Route 88, plus access to Fins Restaurant. These buildings and parking spaces will increase the traffic flow dramatically and make our roadways unsafe.
 - Between the traffic volume of Fins and this new development – Curtis Ave. will become the “super highway” of Point Pleasant.
 - At the intersection of Curtis Ave. and Newark Ave. there is a bus stop for children – increase traffic volume on Curtis Ave and adjoining streets make this unsafe for young children getting off the bus and walking home.
- **Increased Population Density** – Weinke’s Cabins on average normally had 5 to 10 cabins occupied at a time. Most of the time these were single occupants. This proposal will increase the population density and will not benefit the town or the neighborhood due to a lack of infrastructure (our town has small streets, Route 88 is a single lane highway, the school district is small).
- **Increased Services from the town** – for the number of units and the proposed occupancy there will be increased demand for town services (police, emergency issues).
- **Increased Pollution** – with increased traffic and car idling in parking spaces, the pollution will increase in the town and the neighborhood.

- **Personal Parking Space in front of our houses** – for the number of units and the proposed occupancy there will not be enough parking if there is more than 1 car per unit. This will spill over to parking on the street which will not allow residents the ability to park in front of our houses.
- **Subletting** – how is R2T2 going to stop subletting of these apartments? What rules does the town have for subletting?
- **Property value assessment** – how is R2T2 or the town going to compensate us for the devaluation of our home values?

Variations and relief from ordinances are given based on hardship, not to be utilized as an excuse to make profits. What benefit does this construction proposal bring to the town and the neighborhood?

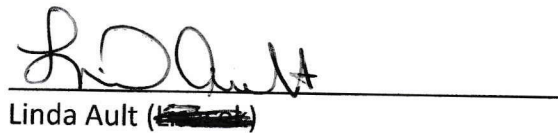
In closing, we do not expect the Borough of Point Pleasant, Zoning Board of Adjustment to hold a special meeting to accommodate or approve **R2T2, LLC** application without our presence. We plan on attending the August 12, 2020 meeting to discuss these points further.

Sincerely,

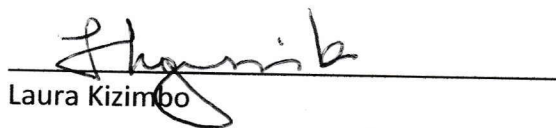

Edward R. Caprio Jr.

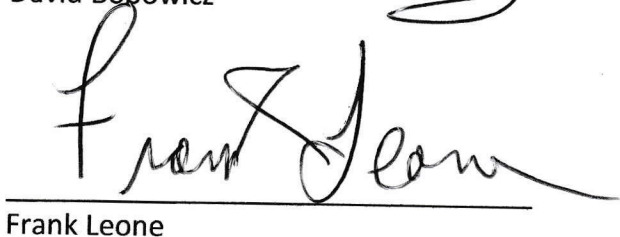

Cheryl L. Caprio

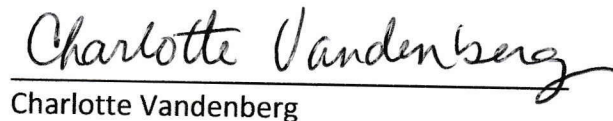

Harley Ault


Linda Ault (~~Harley~~)


David Bobowicz


Laura Kizimbo


Frank Leone


Charlotte Vandenberg