

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
September 23, 2020**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Coleman at 7:00 P.M. Mr. Coleman led the Salute to the Flag. He proceeded to open the meeting in compliance with the “Open Public Meetings Act”.

Roll Call Vote

Members Present: Mr. Nikola Mrs. Coulson Mr. Veni
Mr. Coleman Mr. Giordano
Members Absent: Mr. Shrewsbury Mr. Hutchinson Mrs. Petrillo
Mrs. Masterson
Attorney: Mr. Gertner

Minutes

09/09/2020

A motion to approve was made by Mr. Giordano, seconded by Mr. Nikola.

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes Mr. Veni- Yes Mr. Coleman- Yes

Resolutions

20-12 Serrano- Block 246 Lot 1- 1011 Hollywood Blvd- Front Yard Setback & Fence Height

A motion to memorialize was made by Mr. Giordano, seconded by Mr. Nikola

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes Mr. Veni- Yes Mr. Coleman- Yes

20-14- Gogerty- Block 294 Lot 7- 2118 Beach Blvd- Lot Width, Lot Frontage, Building Coverage & Habitable Attic

A motion to memorialize was made by Mr. Veni, seconded by Mr. Nikola

Roll Call Vote

Mr. Nikola- Yes Mr. Veni- Yes Mr. Coleman- Yes

New Business

20-07- R2T2, LLC- Block 45 Lot 1- 2613 Lakewood Rd- Use Variance, Site Plan & Bulk Variances

Mr. Gertner recapped the first meeting was August 12, 2020, where the applicant sought an interpretation of the Borough Ordinance for multi family dwellings in the overlay zone, section

19-15C. The interpretation was denied. The applicant is required to provide five affordable units, should they get approval for twenty-four units.

Mr. Ceres stated the applicant is seeking approval for twenty-four units, twenty are two-bedroom and four are one-bedroom. All five affordable units will be two-bedroom. Mr. Ceres further stated they are seeking a density variance under the requirements of the Overlay Zone.

Mr. Eric Ballou was sworn in and the Board accepted him as a professional expert.

A – 1 Whalers Point Existing Conditions

A – 2 Whalers Point Proposed Conditions

Explaining A – 1, the current site has approximately 17 different structures along Curtis and Austin Avenue. The hotel fronts Route 88 along with a pool.

A -2 shows five buildings, two have six units and three have four units. The buildings have been placed in the center of the site to allow for parking along Curtis, Austin and Route 88.

Mrs. Petrillo questioned how far over the property line is the proposal.

Mr. Ballou stated some of the vehicle would be on private property, while the other portion of the vehicle would be in the public right-of-way. This configuration is throughout the town

Mr. Giordano stated just because its typical in the town, does not mean its desirable.

Mr. Ballou feels it is appropriate and it minimizes impervious coverage. They are required to provide 48 parking spaces. The traffic will be very comparable to the current use.

Mr. Ballou testified the trash enclosure is basically across from FINS enclosure. There will be lighting and landscaping on the site. They are proposing 16ft decorative fixtures and various shrubs and trees to beautify the project.

Mr. Nikola questioned how many units currently exist?

Mr. Ballou replied twenty-four.

Mrs. Masterson questioned how many rooms are in the motel.

Mr. Ceres replied five.

Mrs. Masterson question if there were nineteen cottages.

Mr. Ballou replied yes.

Mr. Coleman stated basically this is not a clean swap 24 for 24. Some of the existing units are part of the motel.

Mr. Ballou testified we are saying they are very similar.

Mr. Ballou went through the zoning compliance. Multi-family dwellings are permitted. The density is eight units per acre, which is approximately 7.2 permitted units. They are proposing 24 units. They comply with lot area and building height. Relief is needed for lot frontage, lot width, front yard setback rear yard setback, lot coverage and side yard are not applicable. The Professional Planner will go through this in depth.

Mr. Coleman question if there will be traffic expert.

Mr. Ceres replied no.

Mr. Giordano was questioning the impervious coverage

Mr. Ballou read the ordinance definition on impervious coverage into the record.

Mr. Savacool stated the zoning ordinance does not trump the building code.

Mr. Ballou stated they will comply with RSIS requirements.

Mr. Nikola questioned emergency vehicles.

Mr. Ballou state we have yet to receive a letter from the Fire Marshall.

Mr. Giordano questioned if the public will be able to park along Curtis.

Mr. Ballou replied no, they are private spaces.

Mr. Gertner questioned what justification the Board must grant a parking waiver to utilize the public right-of- way owned by the municipality for the proposed parking.

Mr. Ceres stated it is currently being used by the public. The Board has the authority under MLUL to grant the design waiver.

Mr. Gertner yes but respectfully he is not sure there is support for this.

Mr. Ballou was not sure of the proper response.

Mr. Nikola questioned handicap parking.

Mr. Ballou replied there are two handicap stalls proposed on the perimeter.

Mrs. Petrillo questioned if the stalls were to be designated.

Mr. Ballou replied yes.

Mr. Coleman questioned if other parking layouts were considered.

Mr. Ballou replied this is the best solution for the project.

Mr. Coleman asked if the density were reduced could there be a parking structure that would not impact public property.

Mr. Ballou replied they did not investigate it.

Mr. Coleman questioned the trash enclosure location.

Mr. Ballou replied they will look at other options.

Mr. Coleman questioned if they were proposing anything in the middle of the buildings, such as grills or any other recreational amenities.

Mr. Ballou replied nothing is proposed at this time.

Mr. Ceres replied there may be a grill for everyone's use, not individual.

Mrs. Petrillo questioned if there will be an on-site manager.

Mr. Ceres replied there will be a property manager.

Mr. Coleman opened the meeting to the public.

Mr. David Bobowicz 525 Curtis Avenue was sworn in, he questioned how they are proposing to make it safe for his family, friends and residents. He is also concerned about the dumpster

Mr. Ballou replied they are proposing a sidewalk. Regarding the trash enclosure they have heard them loud and clear.

Mr. Giordano questioned if the sidewalk was for public access.

Mr. Ballou replied yes.

Ms. Christine Martin, 1009 Ocean Road was sworn in. He was questioning the density.

Mr. Ballou replied the overlay zone would allow 7.2 units per acre.

Ms. Martin also has concerns about the parking in the public right-of-way.

Mr. Jarrad Coletta, 1405 Onofria Drive questioned if they could get CO's and rent the existing units.

Mr. Coleman replied in theory.

Mr. Coletta questioned if the town has considered putting in sidewalks.

Mr. Savacool replied there is a pedestrian safety fund for those type of improvements.

Mr. Coletta asked if he could get a public record of how many times the police were called to the property.

Mr. Coleman replied, yes you can file an OPRA request.

Mr. Ed Caprio 523 Curtis Ave was sworn in. Mr. Caprio questioned by 24 units are being proposed.

OC-1 was marked into evidence, 2 sheets

Mr. Caprio questioned how the calculation was completed to put 24 units on this property.

Mr. Ballou replied there will be planning testimony to justify why that is beneficial for the site.

Mr. Edward Lavan, 2612 Herbertsville Rd, was sworn in. Mr. Lavan questioned the traffic backing up and how the streets do not line up.

Mr. Ballou testified they are not proposing any changes to Route 88.

Mr. Lavan questioned snowplowing and the placement of snow once removed.

Mr. Ballou testified they would be responsible for the snow removal and there is a large green area behind the building.

Mr. Andrew Cheney was sworn in, 515 Curtis Ave. How are vehicles going to be removed for snow removal?

Mr. Ballou believes they would get plowed in.

Mr. Cheney questioned the site triangle.

Mr. Ballou stated there will be site triangles added.

Mr. Michael Rochelle, 2600 Austin Ave was sworn in. He questioned fire truck access.

Mr. Ballou replied we do not have a letter from the fire official yet.

Mr. Rochelle stated his complex is 20 units and the garbage is overflowing.

Mr. Ballou replied the dumpster will be moved.

Harley Ault, 521 Curtis Ave was sworn in. he questioned the safety.

Mr. Ballou stated he believes people will use the proposed sidewalk. He also stated the DOT does not feel this project will have an impact on traffic.

A-3 letter of no interest from DOT was marked.

Ms. Joanne Prumos 517 Boulton Ave was sworn in. She questioned the amount of handicap spaces.

Mr. Ballou stated there must be a certain amount of ADA spaces, that can count to the total number of 48 spaces.

Mr. Gary Schnakenberg was sworn in, 211 Osborn Ave. Who owns the property?

Mr. Ceres replied R2T2, LLC.

Mr. Schnakenberg questioned if the proposal could be amended.

Mr. Ballou replied they are not there yet.

There were no further public questions of Mr. Ballou.

Mr. Nikola questioned the mailboxes.

Mr. Ballou replied they have not yet designated a place for mailboxes.

Mr. Giordano questioned the calculations for solid waste to make sure the dumpster is adequate to handle the waste.

Mr. Ballou replied that can be done.

Mr. Giordano asked if the applicant felt a traffic expert may be appropriate.

Mr. Ceres stated it is under advisement.

Mr. Gertner suggested we discuss the next meeting date due to the time.

This matter was carried to October 28th, without further notice. The applicant volunteered new notice will be sent.

A motion to adjourn was made by Mrs. Petrillo. All were in favor. The meeting adjourned at 9:33PM

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary