

POINT PLEASANT PLANNING BOARD
October 22, 2020

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

Roll Call:

Present: Mayor Sabosik Mr. Vitale Mr. McHugh Mr. Forsyth Mr. Welch Mr. Altero
Ms. Bavais

Absent: Mr. Furmato Mr. Preiser

Attorney: Ryan Amberger Engineer: Laura Neumann Secretary: Catherine Gardner

MINUTES: The Board approved the minutes of August 26, 2020 and September 24, 2020

UNFINISHED BUSINESS:

Exempt Site Plan – Block 335 Lot 18 – 2708 Bridge Ave., Applicant: Carmelo Castronova:

Mr. Castronova explained the newest plan submitted. It included a 12 x 16 shed, a trash enclosure and a 24 x 8 trailer with two walk in coolers.

Mr. Welch asked if the trailers can hold the loads on the walk-in coolers; Mr. Castronova stated yes.

Board members questioned about the permanent location of the walk-in boxes. The applicant stated he is still learning what the business requires and wants to have a permanent location. He stated he has hired someone to draw up a plan for an addition and a permanent location for the walk-in boxes. He stated he believes he can have a plan by Spring, 2021 for the addition.

Mayor Sabosik stated he is concerned with the safety of the site and the weight on the trailers. Mr. Castronova stated he can construct the concrete pad, but the dismantling and reassembling of the walk-in boxes is expensive.

He stated he met with Jeff Bell to arrange a plan when couldn't get hold of the person who prepared the plan before the Board this evening.

Board members stated that the person who prepared this plan is not licensed as there is not a seal on the plan. They stated they wanted a plan with correct measurements and setbacks. The application was carried to the December 17, 2020 meeting.

NEW BUSINESS:

Minor Subdivision & Variance- Block 239 Lot 24 – 2223 Kilkare Pkwy., Applicant: GMP Construction Co., Inc.

Lynn A. Dunn, attorney for the applicant appeared before the board and explained the application.

James Giordano, P.E., was sworn in. Mr. Giordano explained the subdivision proposal, the variances being requested for lot width and setback for the interior of the lots. He also stated that the existing inground swimming pool will remain. He stated the variances being requested fits the C-1 criteria.

Mr. Giordano passed out an exhibit showing the non-conforming widths in the area, as well as the non-conforming lot areas. He stated 75% of the lots in the area are non-conforming.

He stated the same house would be constructed; however, each will have different roof lines and the garages will be on the opposite sides of the houses.

Mr. Giordano stated the applicant is seeking a design waiver for the recharge basin. He is proposing a gravel dry well instead of concrete.

The applicant is not proposing curbs or sidewalks and would be contributing to the pedestrian safety fund.

The rear wall will be removed, and the chain link fence will be replaced with a white vinyl fence. He stated the applicant will comply with the engineering report. There will be two trees for each lot but will be preserving the tree of proposed Lot 24.01 as it is a large tree. However, the applicant may need to adjust the driveway width so as not to disturb the tree.

Mrs. Neumann asked if there was a pool compliance fence for the inground pool; Mr. Giordano stated yes. She also stated there is not a height variance requested. Mrs. Neumann stated she agrees with the alternate recharge system and is acceptable. She asked if there will be two zone A/C and two condensers; he stated yes.

Mrs. Neumann stated the house would need to be demolished prior to the filing of the map.

Mrs. Neumann stated the applicant is proposing 5 ½ foot side setbacks. Mr. Giordano stated lots in the area have 5 ft. and the lot is too narrow for 7 ½ feet.

Mr. Giordano stated the two car garages are preferable for parking to keep cars off the street. Mr. Forsyth stated he would prefer the driveway with a one car garage.

Board members and Mr. Giordano discussed revisions to the homes to increase the setbacks to 7 ½ feet.

PUBLIC – QUESTIONS:

James Zigarelli spoke to the board about ensuring that the pool would be secured after the demolition of the house. Mrs. Neumann stated it is a code requirement and would be enforced by the Construction Dept.

Adrian Dayton asked questions about lighting, width of driveway and the saving of trees. Mr. Giordano answered her questions.

Michael Green asked if the construction of the homes would increase the value of homes in the area. He stated the builder is actually building a beautiful home on River Rd. When asked about the price range for the home, the builder stated it would be in the range of mid to upper 600's. Mr. Green stated he would be in favor of approving the application.

Eleanor Neri stated she moved to this area several years ago and likes the larger lots on the street. She said she was worried that approving the application would set a precedent for smaller lots. Mrs. Neumann explained an application cannot set a precedent and is approved on the merits of the application and planning criteria.

PUBLIC – COMMENTS:

The following residents appeared before the Board and stated they were not in favor of the application:

Adriana Dayton, 2227 Kilkare Pkwy.

Marion Asmonda, 2229 Kilkare Pkwy.

Eleanor Neri, 2226 Kilkare Pkwy.

CLOSED TO PUBLIC

The board members and Mr. Giordano discussed making one home smaller with a one car garage and three bedrooms. The second house could remain as a four-bedroom home. Mr. Giordano stated the applicant agrees to the 7 ½ foot side setbacks.

Ms. Bavais advised that the application would be carried to the December 17, 2020 meeting when the board would review the revised plans. Ms. Bavais advised the public that no further notices would be given.

VOUCHERS:

The Board approved payment of the following vouchers:

Montenegro, Thompson, Montenegro & Genz: \$135.00 & \$112.50 (Castronova), \$135.00 (GMP Construction), \$540.00 (Stop & Shop), \$465.00 (Ocean Assoc) \$90.00 (Litigation – Smith), \$542.50 (Litigation – Mancini), \$292.50 (General Board)

CME Associates: \$60.00 (Coyne), \$584.00 & \$117.25 (GMP Construction), \$261.00 (Hackensack/Meridian), \$159.00 (Castronova), \$159.00 & \$238.50 (Ocean Assoc)

Remington, Vernick & Vena:

Ocean/Coast Star: Asbury Park Press:

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

Respectfully submitted,

Catherine Gardner
Planning Board Secretary