

**POINT PLEASANT PLANNING BOARD**  
**January 28, 2021**

The Re-organization/Regular meeting of the Planning Board was called to order by Ms. Bavais at 7pm. 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. Faraldi Mr. Forsyth Mr. Welch Ms. Bavais  
Absent: Councilman Furmato Mr. Preiser Mr. McHugh Mr. Altero

**RE-ORGANIZATION:**

The Board made the following appointments:

Chairperson: Mary Jane Bavais

Vice Chair: John McHugh

Attorney: Ben Montenegro, Montenegro, Thompson, Montenegro & Genz

Engineer: Laura Neumann, CME Associates

Secretary: Catherine Gardner

Meeting Dates: Fourth Thursday of each month, with the exception of November

Official Newspaper: Ocean Star

Exempt Site Plan Committee Members – Since Mr. McHugh is running late, the board will discuss the committee later in the meeting.

**MINUTES:** The Board approved the minutes of December 27, 2020

**RESOLUTIONS:**

The Board memorialized the following resolution:

Res. 2021-01 Minor Subdivision & Variance – Block 239 Lot 24 – 2223 Kilcare Pkwy., Applicant: GMP Construction Co., Inc. (Approved)

**UNFINISHED BUSINESS:**

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

Carmelo Castronova appeared before the board. Mr. Montenegro stated that Mr. Castronova submitted a plot plan from Jeffrey Bell dated 11/6/2020 and was marked as exhibit A-1

Board members stated that the plan is much better and was glad to see Mr. Castronova took their suggestions.

Mr. Vitale asked if the outdoor seating was to remain; he stated yes, although it is stacked and put away for the winter.

The applicant was asked if the walk in boxes were still going to be accessible from the outside; he stated there would be a walk through from the hallway to the boxes from the interior

Th storage container will be changed to a storage shed.

Mrs. Neumann stated in previous meetings, Mr. Castronova testified he had submitted electrical permits to the municipality; she asked if that work was completed and inspected; he stated no, he was waiting for the board's approval to continue. He further stated he was

hoping to have the work completed by summer. He stated it is his intention to do some plantings along the rear cinder block wall. Mrs. Neumann stated from an engineering standpoint, she does not see any issues.

Ms. Bavais stated the applicant would need a handicap parking space. He stated his son striped the parking area but they did not put in a handicap space.

Board asked about the storage container that will be used and wanted assurances that it would not be a shipping container. Mr. Castronova stated it would not be a shipping container. The board stated they would like to it blend with the building.

Mrs. Neumann stated she would work with the applicant with guidance on the handicap parking space and the architecture of the shed.

The existing shed at the rear of the property will be removed.

Mr. Faraldi stated the plan is not a survey and questioned the sign that appears to be too close to the street. Mr. Forsyth stated it seems the number was transposed but also the sign is existing.

Mr. Vitale stated he would like to see a fence behind the outdoor seating area; Mr. Castronova agreed.

Since there was no one in the audience, Ms. Bavais asked Mr. Montenegro to list the conditions of the approval:

Doors on the dumpster would be a closure; install a handicap space with the assistance of Mrs. Neumann; the rear storage shed would match the existing building with Mrs. Neumann's assistance; the rear existing storage shed would be removed; add a fence to the left of the building at the outdoor dining area.

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

**Roll Call Vote:**

Mayor Sabosik: Yes Mr.Vitale: Yes Mr. Faraldi: No Mr. Forsyth: Yes Mr. Welch: Yes Ms. Bavais: Yes

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Mrs. Gardner stated the board had received a request from Mr. Peters for a subdivision on Trenton Ave. After a discussion, the board will hold the meeting on Tuesday, March 2<sup>nd</sup>. Since only six members were present at this evening's meeting, the board secretary will contact the remainder of the meetings.

Mrs. Gardner stated Mr. McHugh texted that he was unable to attend the meeting; the board will discuss the exempt site plan committee at the February meeting when more members are present.

**COMMITTEE REPORTS:**

Mr. Faraldi stated the Environmental Commission will not be having Earth Day in April but are discussing having some type of event in October.

Mr. Welch, a member of the exempt site plan committee, gave a report of applicants who appeared before the committee.

**VOUCHERS:**

The board approved payment of the following vouchers:

**Montenegro, Thompson, Montenegro & Genz:** \$147.50 (Caronova), \$165.00 (Peters), \$525.00 & \$159.00 (GMP Construction), \$60.00 (East Coast Land), \$60.00 (Coynes), \$90.00 & 45.00 (Litigation – Smith), \$1,882.50 & \$2,985.00 (Litigation Mancini), \$540.00 \$765.00 (General Board)

**CME Associates:** \$469.00 & 389.50 (Coynes), \$ 116.25 (East Coast Land Care), \$909.00 & \$1,321.50 (Peters), \$783.00 & \$159.00 (GMP Construction)

There being no further business, the Board adjourned at 7:45 pm.

submitted,

Respectfully

Secretary

Catherine Gardner  
Planning Board