

**POINT PLEASANT PLANNING BOARD**  
**May 27, 2021**

The regular meeting of the Planning Board was called to order 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, Councilman Furmato, Chairwoman Bavais, Mr. Vitale, Mr. Faraldi, Mr. Preiser,

Absent: Mr. McHugh, Mr. Forsyth, Mr. Welch, Mr. Altero

Attorney: Ryan Amberger, Esq., Engineer: Jordan Rizzo, P.E.; Claire Hense, Secretary

The April 22, 2021 **Minutes** were approved on a motion by Mr. Faraldi and seconded by Mr. Preiser, with all in favor.

Chairwoman Bavais stated the Board had one **Resolution** for review this evening, that of the appointment of Claire Hense as the Planning Board Secretary which was approved at the meeting of April 22, 2021.

A motion was made by Mayor Sabosik and seconded by Mr. Preiser to approve the Resolution. Roll call: YEAS: Robert Sabosik, Andy Preiser, Mary Jane Bavais, Joseph Furmato, Jack Vitale, Albert Faraldi. NAYS: None

**Unfinished Business**

Chairwoman Bavais stated there is a continuance of two Minor Subdivision and Variance applications to be heard this evening, the first being that of **Joanna Hamilton and Laura Bitter** regarding property located at 1107-1109 Benedict Avenue, a/k/a Block 123/Lot 19.

The Board Secretary indicated applicants had withdrawn their application per a letter signed by both applicants and dated April 23, 2021, which was received by the Board May 11, 2021. Mr. Amberger suggested the matter be withdrawn without prejudice.

A motion was made by Mr. Preiser and seconded by Mr. Vitale to withdraw the application, without prejudice. Roll call: YEAS: Andy Preiser, Jack Vitale, Mary Jane Bavais, Robert Sabosik, Joseph Furmato. NAYS: None.

Chairwoman Bavais stated the next matter to be heard this evening is that of **Charles Peters and Garden State Electric** regarding property located at 827 Trenton Avenue, a/k/a Block 113/Lot 23.

**John J. Jackson, III, Esq.** of the firm King, Kitrick, Jackson, McWeeney & Wells, LLC, 2329 Highway 34, Manasquan, N.J. came forward and stated he was there on behalf of the applicant.

The following members recused themselves because they are members of the Elks Club: Mary Jane Bavais, Brian Welch, and Andy Preiser. Mr. Vitale stated although he was not present at the original hearing on March 2, 2021, he had listened to the taped recording of the meeting and had signed a Certification to vote.

A head count ensued regarding how many members of the Board were eligible to vote on this application now that several members had recused themselves and a few more were absent. Mr. Jackson requested a break in order to discuss the matter with his client. A break commenced and thereafter, Chairwoman Bavais called the meeting back to order.

Mr. Jackson stated his objection to members recusing themselves because of their affiliation with the Elks Club stating he would research the law, to which Mr. Amberger concurred. Mr. Jackson requested the matter be carried to the Board's next regularly scheduled meeting.

Thereafter, a motion was made by Chairwoman Bavais to carry the application to the June 24, 2021 meeting, without further notice, which was seconded by Mr. Faraldi. Roll call: YEAS: Mary Jane Bavais, Albert Faraldi, Robert Sabosik, Joseph Furmato, Jack Vitale, Brian Welch, Andy Preiser.

### **Exempt Site Plan Committee**

Mayor Sabosik stated there were a few people who attended a meeting, the first being David Donohue regarding a short-term lease for a computerized business, further stating there would be plenty of parking but no intensity of use. Mayor Sabosik stated another was Park Company regarding 20 lb. gas tanks at a Conoco station, indicating they would like to come before the Board and will go to the Fire Marshal for approval as well.

### **Environmental Commission**

Mr. Faraldi stated Mr. Preiser's son is in the process of doing a project for the Eagle Scouts for benches at Memorial Middle School, and Mayor Sabosik requested an e-mail be sent to him about it. Mr. Preiser stated the PTO is interested in funding that project.

In **other business** matters, Mr. Vitale stated there are some signs down in town at Gerard's Liquors and Dunkin' Donuts, and the Borough's sign ordinance does not say signs can be put up on properties before coming to the Planning Board. Mayor Sabosik stated there is a Zoning Board subcommittee meeting this evening looking at the signs, and they will then come before Council; they're looking for something more cohesive. Mayor Sabosik further stated they will probably ask the Planning Board for input at a later date. Councilman Furmato stated that on one particular street in town, there are lots of signs stating something to the effect of "Slow down, children here".

Mr. Vitale stated with regards to landscaping, we need to address maintenance because grass and weeds are a problem, and further stated that if a tree comes down it needs to be replaced.

Mr. Faraldi stated 1508 Beaver Dam Road has a self-serve animal cleaning facility, and then Mr. Faraldi questioned the landscaping at the The Shore House.

Mayor Sabosik stated The Shore House will be coming before a full Board, possibly at the June meeting, as they want to do a few things to the kitchen. Mr. Vitale stated any structure erected to deter walking and to deter privacy, no matter from what material it is constructed, is considered a fence. Chairwoman Bavais stated they are using burlap fencing which is only temporary, to which Mr. Vitale stated it is not temporary. Mr. Faraldi stated it looks terrible.

Mr. Faraldi mentioned the boat ramp located by the State Police. Chairwoman Bavais stated someone should make sure an engineer looks at their work which is being done by the Littoral Society. Mayor Sabosik stated it is State property and is a State-funded job, and that the Environmental Committee already sent a letter to the State.

Mr. Vitale asked if they are going to make the ramp larger. Mayor Sabosik stated they will make the ramp larger but it is still intended for small boats, and he believes they will be improving the parking on their property.

A motion was made by Mayor Sabosik and seconded by Mr. Furmato to approve the **vouchers**. All were in favor.

The meeting adjourned on a motion by Mr. Vitale and seconded by Mr. Preiser. All were in favor.

Respectfully submitted,

Claire S. Hense