**POINT PLEASANT PLANNING BOARD**

**September 23, 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: Chairwoman Bavais, Mayor Sabosik, Councilman Furmato, Mr. McHugh, Mr. Forsyth, Mr. Faraldi

Attorney: Ben Montenegro, Esq., Engineer: Jordan Rizzo, P.E..; Board Secretary: Claire Hense

Absent: Messrs. Vitale, Welch and Preiser

The August 26, 2021 **Minutes** were approved on a motion by Councilman Furmato and seconded by Mr. McHugh, with all in favor.

Chairwoman Bavais stated the Board has two **Resolutions** for review this evening, the first being that of Water’s Edge Condominium Association regarding property located at 2201 River Road, a/k/a Block 35, Lot 1.04, which was approved at the meeting of August 26, 2021.

A motion was made by Councilman Furmato and seconded by Mr. Faraldi to approve the Resolution. Roll call: YEAS: Joseph Furmato, Albert Faraldi, Mary Jane Bavais, John McHugh, Jr., Robert Sabosik, Robert Forsyth.

Chairwoman Bavais stated the next **Resolution** for review is that of Emre Oil, LLC (Bugun, LLC) regarding property located at 2801 Lakewood Road, a/k/a Block 49, Lot 13, which was approved at the meeting of August 26, 2021.

A motion was made by Vice Chairman McHugh and seconded by Mr. Faraldi to approve the Resolution. Roll call: YEAS: John McHugh, Jr., Albert Faraldi, Mary Jane Bavais, Robert Sabosik, Joseph Furmato, Robert Forsyth.

**New Business**

Chairwoman Bavais stated the Board had one application for administrative approval to be heard this evening, that of **Paul and Regina Vance** regarding property located at 702 Hance Place, a/k/a Block 274/Lot 11.02.

**Paul Vance** came forward and was sworn in by Mr. Montenegro.

Mr. Vance stated he would like to build a home for his wife and him at the above-stated premises. The home will be two (2) stories high, contain three (3) bedrooms and have a two-car garage.

Mr. Forsyth stated the home should front on Bay Avenue.

Mr. Montenegro detailed some history of the property stating it was originally part of a 3-lot subdivision under the name of Scherler, referring to Resolution #2017-04. Mr. Montenegro stated that in said Resolution, the Board approved the lot, the orientation was shown, and one of the conditions was that they maintain a fifteen (15’) foot setback on Bay Avenue and twenty-five (25’) foot setback on Hance Place. Mr. Montenegro further stated at the time they did not have a buyer so one of the conditions was when they obtained a contract purchaser, they would need to come back to the Board with architectural plans.

Mr. Montenegro asked Mr. Vance if he was the contract purchaser, to which Mr. Vance responded he owns the lot. Mr. Montenegro went over parts of the plans from Deruvo & Associates Architects dated July 14, 2021 referencing the setbacks, further referencing the fact that in the original approval, the height was not to exceed 32’ and in these plans, the height is set at 31’4”. Mr. Montenegro further stated the original approval was for a twelve (12’) foot wide driveway, and these plans provide for a fourteen (14’) foot driveway.

Chairwoman Bavais asked the applicant if this was a three (3) bedroom home, to which Mr. Vance replied in the affirmative. Mr. Montenegro asked if there was a planned bedroom on the third floor, to which Mr. Vance responded in the negative, further stating the third floor will not be habitable. Mr. Montenegro mentioned a minimum of two shade trees, to which the applicant stated he had no problem with that.

Mayor Sabosik wanted to know if there would be any stairs to the third floor. Mr. Vance stated there would be pull-down stairs, that they liked that look. Mayor Sabosik stated he liked the look of the house, found it appealing, and questioned if there were any trees on the lot now, to which Mr. Vance responded it is all grass.

Mr. Forsyth questioned curb and idwalks, to which Mr. Vance stated they are already there. Mr. McHugh wanted to know air conditioning condenser and generator would be located on the Bay Avenue side of the property, stating they could be placed on the 7’6” side but would be subject to a 15’ setback. Mr. Vance stated he has 18’. Mr. McHugh inquired as to PVC or lattice to screen them, to which Mr. Vance replied he would like to do that. Chairwoman Bavais stated trees are always good.

Mr. Montenegro stated in the prior approval, one of the conditions was that when the building permit is submitted, applicants need to supply a plot plan for the Borough Engineer to review for drainage issues.

Chairwoman Bavais questioned what is going above the garage as there is nothing marked on the plans. Mr. Vance responded it is for storage and will not be finished, that there will only be two people living in the house. Mayor Sabosik stated the attic access should be shown on the plans. Chairwoman Bavais questioned the height of the attic, to which Mayor Sabosik stated that the peak is eight (8’) feet.

Chairwoman Bavais opened the meeting to the public, there was no commentary so the meeting was closed to the public.

Mayor Sabosik stated the home is a nice design, it will fit nicely into the neighborhood, and thanked the applicant for bringing it to the Board. All Board members concurred.

A motion was made by Councilman Furmato and seconded by Mayor Sabosik to approve the application. Roll call: YEAS: Joseph Furmato, Robert Sabosik, Mary Jane Bavais, John McHugh, Jr., Robert Forsyth, Albert Faraldi. NAYS: None

**Exempt Site Plan Committee** –

No report

**Environmental Commission -**

No report

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

The meeting adjourned on a motion by Councilman Furmato and seconded by Mayor Sabosik. All were in favor.

Respectfully submitted,

Claire S. Hense