

POINT PLEASANT PLANNING BOARD
November 15, 2021

A special meeting of the Planning Board was called to order by Vice Chairman McHugh. Mr. McHugh read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll call:

Present: Vice Chairman McHugh, Mayor Sabosik, Councilman Furmato, Mr. Forsyth, Mr. Vitale, Mr. Faraldi, Mr. Welch, Mr. Preiser, Mr. Potter
Attorney: Ben Montenegro, Esq., Board Secretary: Claire Hense
Absent: Ms. Bavais

Mayor Sabosik welcomed Fred Potter to the Board, stating Mr. Potter brings an enormous wealth of information about the town, and he will be an asset to both the town and Planning Board.

The September 23, 2021 **Minutes** were approved on a motion by Councilman Furmato and seconded by Mayor Sabosik, with all in favor.

Vice Chairman McHugh stated the Board has two **Resolutions** for review this evening, the first being that of Paul and Regina Vance regarding property located at 702 Hance Place, a/k/a Block 274, Lot 11.02, which was approved at the meeting of September 23, 2021.

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

Vice Chairman McHugh stated the next **Resolution** for review is that of the awarding of a professional contract to Montenegro, Thompson, Montenegro & Genz, P.A. regarding legal services for the Board which was approved at the meeting of November 15, 2021.

A motion was made by Mayor Sabosik and seconded by Mr. Welch to approve the Resolution. Roll call: YEAS: Robert Sabosik, Brian Welch, John McHugh, Jr., Councilman Joseph Furmato, Robert Forsyth, Jack Vitale, Albert Faraldi, Andy Preiser, Fred Potter.

Old Business

Mayor Sabosik wanted to make the Board aware that the Council is looking into some previous approvals for the following:

Caldino's – the food truck is in the lot and advertising same which was not part of their approval. Mayor Sabosik further stated there are two tables in front, there are cones with barriers which are not allowed, and there have been numerous complaints made. Mr. Preiser wanted to know if they were operating out of the truck while the store was open, to which the Mayor replied in the affirmative. The Mayor stated he has asked Ben Montenegro, Esq. to review and send a letter of non-compliance.

Dunkin' Donuts - Mr. McHugh asked if anyone could recall the limit of cars in the Dunkin' Donuts Resolution, and Councilman Furmato stated the police are telling people to keep moving. Mayor Sabosik stated when this was originally proposed, no one had any idea this would be a problem in that peoples' habits and drive through habits would change, that especially with regards to the location on Bridge Avenue, the intensity of use has doubled and the time per car has increased. Mr. Welch stated the Board should remember this regarding all drive-throughs. Mr. Vitale stated how the Board evaluates drive-throughs will be different going forward as everyone seems to be exceeding the design capacity, but the Board cannot un-do previous Resolutions.

Oakwood Pizza – the Mayor stated that Walter of WP Construction said he is doing some plans and will come back but he has not as of yet and the applicant has been doing this for a year, so he would like a letter sent to them that time is up and they need to move it or lose it.

A motion was made by Mayor Sabosik and seconded by Mr. Preiser to authorize council to send a letter of non-compliance to Oakwood Pizza advising there are no C boxes allowed in the Borough of Point Pleasant, there is a ban for aesthetics and safety. Roll call: YEAS: Robert Sabosik, Andy Preiser, John McHugh, Jr., Joseph Furmato, Robert Forsyth, Jack Vitale, Albert Faraldi, Brian Welch, Fred Potter.

Mr. Vitale stated a stop sign had been removed and not replaced at a liquor store; that the Schuler property is overgrown, there are no dumpsters and the outdoor storage of materials is taking up parking spaces, further stating there needs to be an overview of the site plan. Mr. Vitale stated as to Atlantic Boat, the jet ski lift company on Bay Avenue, it is very overgrown on their property and they have been using the property next door which may not even belong to them. Mr. Vitale stated as to The Shore House, the cloth fence was taken down and they plan on coming to the Board to put up a walking box without a permit and Mr. Borowsky is doing something about that. Mr. Vitale further mentioned that with regard to parking spaces and dumpsters, the dumpsters cannot be placed in the parking spots.

Mr. Faraldi stated that on Bay Isle Drive, there is an owner of a company who brings jet skis out to his property in order to shrink wrap them. Mayor Sabosik stated as to the Schuler property, he will ask Colleen Malvasio, the Code Enforcement Officer, to take a look at that, mentioning that she cleaned up behind the gas station across the street from the drug store on Bay Avenue and he can't have food there.

Mr. Vitale stated the owner of The Shore House is in the process of obtaining the old Route 88 from the State. Mayor Sabosik stated with regards to Claremont, now Crest Pointe, they have an active building permit and all their deficiencies will be corrected on final inspection. Mr. Welch wanted stated with regards to The Shore House, outdoor dining will be ending and the tents will have to come down by December 1, 2021. Mr. Vitale wanted to know if that could be extending for the winter. Mayor Sabosik stated they are at the mercy of Trenton and the Executive Order by Governor Murphy, but he will check with Trenton as we don't want to hurt anyone's business but we need to enforce for safety.

Mr. Vitale stated that outside dining is taking up parking spaces, there are no longer the required number of parking spaces available and this is a flat out prohibition. Mr. Vitale further stated that Gerard's Liquor Store needs to be squared away, Mr. Furmato mentioned they need to clean up their lot, and the Mayor stated he will take care of that.

Environmental Commission -

Mr. Faraldi stated they are looking for a trailer to put things into. The Mayor stated he is giving the Environmental Commission a 30' x 60' space inside the DPW building until a shed is put up.

Exempt Site Plan Committee –

No report

Mayor Sabosik announced the events with regards to the upcoming Christmas Marketplace which is "on" again, and further indicated there are a couple of new things this year.

Mr. Welch stated he heard Haunts In The Park went very well. Mayor Sabosik stated the Department of Public Works did a wonderful job cleaning it up. Mr. Vitale added that the nucleus of what makes this town work is the people who grew up here, the people who went to school here and live here now, and who are getting involved.

A motion was made by Mr. Preiser and seconded by Mr. Welch to approve the vouchers. All were in favor.

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

Respectfully submitted,

Claire S. Hense