

POINT PLEASANT PLANNING BOARD
March 24, 2022

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, Mr. McHugh, Mr. Furmato, Mr. Pannucci, Mr. Faraldi, Mr. Welch, Mr. Potter

Attorney: Ben Montenegro, Esq., Engineer: Laura Neuman, P.E., P.P., Claire Hense, Board Secretary

Absent: Messrs. Sabosik, Vitale, Preiser

The February 24, 2022 **Minutes** were approved on a motion by Mr. Potter and seconded by Mr. Welch, with all in favor.

The February 24, 2022 Executive Board **Minutes** were approved on a motion by Mr. Welch and seconded by Mr. Potter, with all in favor.

New Business

Chairwoman Bavais stated the Board has one application to be heard this evening, that of **All American Ford of Point Pleasant** regarding property located at 3306 Bridge Avenue, a/k/a Block 96, Lot 1.

Jilian McLeer, Esq. of King, Kitrick, Jackson, McWeeney and Wells, LLC, Manasquan, New Jersey came forward. Ms. McLeer caused to have the following documents entered into evidence:

A-1 Five (5) colored photographs of the property, as well as Amended Site Plan Cover sheet and general notes, Existing Conditions Plan, Site Plan, Soil, Erosion and Sediment Control Plan, oversite of proposed generator location, SESC notes and details, and copy of Board Engineer Laura J. Neumann's review letter dated February 16, 2022, consisting of 14 pages.

A-2 Hand-marked plan sheet with new location for generator

Ms. McLeer stated she is here to represent the applicant who comes to the Board looking for an amended site plan application to install a generator at their Bridge Avenue premises in case of a power outage, and same will be installed behind the building. Ms. McLeer called the following witness, who was sworn in by Mr. Montenegro:

Jeffrey J. Carr, P.E., P.P., principal in the firm of Lindstrom, Diessner & Carr located on Drum Point Road in Brick, New Jersey.

Mr. Carr stated he drew the amended site plans submitted which originally had the generator located in the center of the rear building but there were questions regarding the distance to the doorway and he therefore revised the plans to shift the location just this week, hence A-2 entered into evidence. Mr. Carr indicated he sent a sketch to the Board Engineer, and that the red line shows the shift.

Mr. Welch wanted to know who advised five (5') feet, to which Mr. Carr responded he checked with the installer. Mr. Welch stated he thought it needed to be ten (10') feet by Code. Mr. Carr stated whatever the Code is, they will adhere to it and the generator will be in the rear, further stating they shifted it past the last door to move to the second parking space. Mr. Carr stated they understand the two prior approvals, and the conditions will be addressed. Mr. Carr further stated they will formally revise the plans and submit them to the Board Engineer for her review and their compliance, and indicated there will be six (6) protected bollards. Ms. Neumann stated the previous location required removal of the shed and fence and there is no change in impervious coverage.

Chairwoman Bavais stated landscaping was filled in with asphalt, to which Mr. Carr responded the applicant is aware of this, they will address the macadam and it will be removed. Ms. Neumann suggested to the Board there be a time frame for when the landscaping is required to be accomplished. Mr. Carr stated the irrigation will be done and the asphalt will be dealt with tomorrow, weather permitting. Ms. Neumann indicated if the Board were to vote favorably, the recommended work should be completed within six (6) months of the Board's approval. Mr. Carr stated the property on the right and similar distance to the left used to be white marble chips and they would be replaced with landscaping.

Mr. Welch stated the left side of the property with a vacated 15' driveway against the 7-11 store had parking against the fence, further stating this was brought up at the last meeting and the Board did not grant permission. Mr. Welch wanted to know who owns the property. Mr. Carr stated at the last meeting, the parking striping was to be re-aligned and at the time the survey was done, that was the limit of paving. Mr. Carr further stated it is the applicant's property and it was just an easement. Mr. Welch stated at the last meeting, no one knew who owned the easement and it was never used as any type of access.

Chairwoman Bavais questioned whether both additions have been completed, to which Mr. Carr responded they were both complete.

Mr. Furmato stated either the Borough or the County owns the property past the easement. Chairwoman Bavais stated if it was vacated, no one owns it. Mr. Carr stated it can't ever serve a purpose as it is blocked off from the commercial property.

A motion was made by Mr. Potter and seconded by Mr. Furmato to approve the application. Roll call: YEAS: Fred Potter, Joseph Furmato, Mary Jane Bavais, John McHugh, Jr., Frank Pannucci, Albert Faraldi, Brian Welch. NAYS: None.

Old Business

Mr. Faraldi stated the canvas curtains at the Shore House are up on a curve. Chairwoman Bavais stated they will be coming back to the Board with plans.

Exempt Site Plan Committee

Mr. Welch said the last he heard with regards to the old Pichirillo's Pizza location, a laundromat wanted to move in and was approved, but apparently the owner gave approval to Colonial Market and then was unwilling to do the renovations so it remains vacant. Mr. Welch stated the apartments upstairs are rented.

Environmental Commission

Mr. Faraldi stated Earth Day is still scheduled for Saturday, April 23, 2022, further stating the Committee is doing a good job of getting vendors, the animals are "on tap" and they are looking for a coffee vendor. Mr. Faraldi stated the woman who plays music during set-ups does not have a contract to play so they are putting one together in order to pay her. Mr. Faraldi stated the Mayor and Council will be giving out saplings, and new banners and signs will be around the town.

Mr. Faraldi questioned what the Borough does with "spent" chlorine, to which Mr. Welch stated the sun eats it up, it goes out to the street and is 90% dissipated, stating Bay Head Shores and Sunshine Harbor go into the lagoon. Mr. Faraldi said there is a chlorine stockpile on Route 88 at the site of a former pool company. Mr. Welch stated sump pump discharge is contaminated water. Mr. Faraldi mentioned the showing of a film by Save Barnegat Bay at the library. Lastly, Mr. Faraldi wanted to know about a Hazardous Waste Day, to which several members responded there will not be one soon.

Mr. Welch stated there will be a baseball/softball parade on Saturday, April 9, 2022 and Mr. McHugh mentioned the beach sweeps will be on that same day.

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

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

Respectfully submitted,

Claire S. Hense