

POINT PLEASANT PLANNING BOARD
April 28, 2022

The regular meeting of the Planning Board was called to order by Councilman Furmato who read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll call:

Present: Mr. Furmato, Mayor Sabosik, Mr. Pannucci, Mr. Faraldi, Mr. Welch, Mr. Preiser, Mr. Potter

Attorney: Ryan Amberger, Esq., Claire Hense, Board Secretary

Absent: Ms. Bavais, Messrs. McHugh and Vitale

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

Councilman Furmato stated there is one **Resolution** for review this evening, that of All American Ford of Point Pleasant regarding property located at 3306 Bridge Avenue, a/k/a Block 96, Lot 1, which was approved at the meeting of March 24, 2022.

A motion was made by Mr. Welch and seconded by Mr. Potter to approve the Resolution. Roll call: YEAS: Brian Welch, Fred Potter, Joseph Furmato, Frank Pannucci, Albert Faraldi

New Business

Councilman Furmato stated the Board has one **application** to be heard this evening, that of FNDZ Realty, LLC regarding property located at 2419 Bridge Avenue, a/k/a Block 228.01, Lot 19.

Ms. Hense stated the Board received a request from council for the applicant to carry the matter to the next Board meeting, namely Thursday, May 26, 2022 at 7 p.m., without further notice.

A motion was made by Mr. Pannucci and seconded by Mr. Potter to approve the request. Roll call: YEAS: Frank Pannucci, Fred Potter, Robert Sabosik, Joseph Furmato, Albert Faraldi, Brian Welch, Andy Preiser. NAYS: None.

Councilman Furmato stated the Board has for review Ordinance No. 2022-09 regarding the adoption of new floodplain management regulations.

Mr. Pannucci explained it is mandatory every town use this language and this is merely a courtesy because of the Resolution, as the Borough has no choice except to adopt this.

Mr. Amberger read aloud proposed **Resolution** #2022-05 which is in support of proposed Ordinance 2022-09. A motion was made by Mr. Welch and seconded by Mr.

Preiser to approve the Resolution. Roll call: YEAS: Brian Welch, Andy Preiser, Robert Sabosik, Joseph Furrato, Frank Pannucci, Albert Faraldi, Fred Potter NAYS: None.

Exempt Site Plan Committee

Mr. Potter stated the Committee met with two women who wish to open a massage parlor on Route 88 where the tanning salon was located by the AT&T Store, across the street from Graziano's Restaurant.

Mr. Potter stated the women came in with another woman who spoke on their behalf as neither of the applicants speak English. Mr. Potter stated the old tanning salon has been gutted and they are anxious to have their contractor start work so they can open for business, further stating the Mayor advised the women to put in an application to Council for a license. Mr. Potter stated there is adequate parking on site, they were advised they need to file a plan to obtain approval, and that a background check by the police could take six weeks. Mr. Potter stated the Mayor advised them not to sign a lease or any contract until they receive approval, further mentioning one of the applicants is a resident in town.

Mayor Sabosik stated they have prior experience, having previously working in Morris County. Mayor Sabosik further stated it was suggested they have someone on site who speaks English.

Mr. Faraldi asked about the circulation to the back of the building; Mr. Potter stated there is nothing in back except plantings, shrubs, etc., and all parking is in front and on the sides and there are 25 parking spots. Mr. Welch wanted to know how many spots are required, to which the Mayor responded they need 2 spots for the help and 4 additional spots – 2 each for the people receiving massages and 2 for the people awaiting massages.

Mr. Potter stated this was his first Committee meeting, and concluded by thanking the Mayor for asking him to participate on the Exempt Site Plan Committee.

Environmental Commission

Mr. Faraldi stated Earth Day was this past Saturday, April 23, 2022, further stating he wanted to give a big hand to the Committee who worked hard to make it a success. Mr. Faraldi further stated there were only 2 tree saplings left at the end of the day, same having been supplied by the Mayor and Council. Mr. Faraldi stated the animals and music worked out great, and the music could have played even longer.

Mayor Sabosik stated there was a good crowd and the bounce house seemed to be a big hit. Mr. Potter stated he attended with his wife and 3 grandchildren, all of whom had a good time. Mr. Preiser stated the Boy Scouts/Cub Scouts had a booth there with good visibility, and Mr. Faraldi stated the police were around and the "kids like that".

Mr. Welch stated the baseball/softball parade on was on Saturday, April 9, 2022 and that was a success.

Mayor Sabosik stated they are working in conjunction with the Environmental Commission who came to the Mayor and Council with a proposed tree ordinance, which is in the planning stages. Mr. Faraldi added that Councilwoman Archer is working hard on it.

Old Business

Mr. Welch asked about Oakwood Pizza, inquiring as to the current status. Mayor Sabosik stated they are currently in court for compliance to the elements of approval which were not done in a timely manner. Mayor Sabosik further stated it is “coming to a head”, and that a building permit was finally issued for a concrete pad for the shed, additionally stating they are seeking remuneration to the town for legal and associated fees.

Mr. Welch asked if Chadd Smith got his permits yet. Mr. Amberger stated that the objectors appealed the decision of the trial court which they lost on appeal and they have now filed for certification to the Supreme Court. Mr. Amberger stated this would need to be granted but he believes they will be unsuccessful on their first round. Mr. Amberger stated there was no stay by the Appellate Division on the order of the trial court, and Mr. Smith is at risk if it gets overturned.

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

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

Respectfully submitted,

Claire S. Hense