

**POINT PLEASANT PLANNING BOARD**  
**December 8, 2022**

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

**Roll call:**

Present: Mr. Welch, Mr. Vitale, Mr. Pannucci, Mr. Preiser, Mr. Potter  
Attorney: Ryan Amberger, Esq., Engineer: Laura Neumann, P.E, P.P., Board Secretary: Claire Hense  
Absent: Chairwoman Bavais, Vice Chair McHugh, Mayor Sabosik, Councilman Furmato, Mr. Faraldi

The November 10, 2022 **Minutes** were approved on a motion by Mr. Potter and seconded by Mr. Preiser, with all in favor.

Mr. Welch stated there was one **Resolution** for review this evening, that of Donald DeFilipo regarding property located at 910 Ellison Avenue, a/k/a Block 126, Lot 8, which was approved at the meeting of November 10, 2022.

A motion was made by Mr. Potter and seconded by Mr. Vitale to approve the Resolution. Roll call: YEAS: Fred Potter, Jack Vitale, Andy Preiser.

**New Business**

As to the application by Shirley Gasiorowski, Mr. Amberger stated the Board secretary received a letter from applicant's attorney requesting an adjournment. Therefore, Mr. Welch announced that the application on behalf of Shirley Gasiorowski with regard to the property located at 213 Ida Drive, a/k/a Block 13, Lot 16 has been carried to the January 26, 2023 Board meeting. Applicant's attorney has indicated he will re-notice.

Mr. Welch stated the Board has one **application** to be heard this evening, that of FNDZ Realty, LLC for preliminary and final site plan approval regarding property located at 2419 Bridge Avenue, a/k/a Block 228.01, Lot 19.

**John J. Jackson, III, Esq.**, a member of the firm of King, Kitrick, Jackson, McWeeney & Wells, LLC, Manasquan, New Jersey came forward. Mr. Jackson stated he represents applicant Frank Nedza, a principal of FNDZ Realty, LLC who comes before the Board seeking a mixed use development for the site, further stating the Board had concerns the last time they appeared so they have scaled back the project a little bit.

Mr. Jackson caused to have the following item marked into evidence:

A-2 Revised power point packet of eleven (11) pages, printed on both sides, of colored photographs depicting the proposed mixed use development showing 4 above apartments and 4 below business locations along with parking spots, the existing home on the property, proposed grading/drainage/utility plan, proposed circulation plan, comparison of the old and revised plans, as well as the Board engineer's review letters dated April 21, 2022 and July 21, 2022.

Mr. Amberger swore in the following witnesses:

**Brian Berzinskis**, Registered Architect and owner of Grasso Design Group, Manasquan.

Mr. Jackson referred to the Power Point displayed on the screen which showed five (5) units and stated that taking a look at the footprint, they had reduced it by one (1) unit of nineteen (19') feet on the right side and there are now four (4) residential units on the second floor but they have reduced the square footage. Mr. Jackson stated the columns in front of the building are to raise the residential units, and there is now additional parking on the right side of the building.

Referring to the floor plan, Mr. Jackson caused to have the following item marked into evidence:

A-3 Revised architectural rendering from Grasso Design Group dated December 7, 2022 consisting of three (3) pages.

Mr. Jackson stated each of the 4 residential units contain two bedrooms, 1 bathroom and measure approximately 800 square feet in size. Mr. Jackson further stated that as evidenced by the elevation drawings, the rooftop balcony is for mechanical use only and there is no residential access.

Mr. Vitale wanted to know if there was access to the units from the attic, to which Mr. Berzinskis stated no, only through a ladder with a rooftop hatch in the stairwell, further stating the units are protected by fencing.

Mr. Berzinskis stated the plans were changed to reduce from 5 units to 4 units which is a removal of nineteen (19') feet from the right side of the building. Mr. Berzinskis stated the four units will have partition walls with four different access points and that someone could come in to request two to three units. Mr. Berzinskis stated there will be four (4) residential garages, one for each unit. Mr. Vitale asked if there will be a trash enclosure on site, to which Mr. Berzinskis responded "yes".

Mr. Preiser asked about the second floor layout and stated if you come up the back stairs and enter through a fire door, there are solid walls. Mr. Berzinskis stated one would come up the back stairs into a shared hallway for the four units. Mr. Preiser asked about the mechanicals, to which Mr. Berzinskis stated the first floor is for commercial use, the second floor is residential use, the roofline of the attic is only for mechanical use, and they meet the maximum building height.

Mr. Amberger swore in the following witness:

**Ray Carpenter, P.E.**, a principal of R.C. Associates Consulting, Inc., Manasquan.

Mr. Jackson put up slide 6 from his previous Power Point presentation, stating the revised building is 15-20% smaller in scale, they have added impervious coverage, and 200 square feet is mitigated by having drainage. Mr. Jackson stated the new plans reflect going from 26 up to 27 parking spaces which is one more than is required and pointed out that one of the 27 parking spaces is for an electrical charging station. Mr. Vitale wanted to know if this was for anyone's use, to which Mr. Carpenter responded one would use a credit card to operate it, and they are required by the State to have one.

Mr. Amberger caused to mark the following item into evidence:

A-4 Colored photograph showing two electric vehicle charging stations

There ensued a discussion about the State requirements for electric vehicle charging stations. Mr. Vitale wanted to know who would profit from the station, to which Mr. Jackson responded he would hope his client will profit seeing as how it is his electricity.

Mr. Carpenter stated there was an issue at the last meeting for this matter regarding parking and spaces on the south side of the property, and this has been addressed by changing to a two-way driveway on the north side of the property and addressed the garbage trucks being able to turn around. Mr. Vitale wanted to know if the refuse area would be in the rear of the property, which Mr. Carpenter confirmed. Mr. Preiser stated that from the back of the refuse area to the back fence is 9.6 feet. Mr. Carpenter stated this meets the setback requirements and further indicated they are required to have two (2) different receptacles, one each for refuse and recycling. Mr. Vitale wanted to know if the receptacles would fit side by side, and Mr. Carpenter stated yes, they would. Mr. Vitale wanted to know how often the trash would be picked up, to which Mr. Carpenter responded it would be one time per week but if that was not enough, they would then schedule the appropriate number of pick-ups.

The applicant, Frank Nedza, caused to mark the following item into evidence:

A-5 Colored brochure printed on both sides showing the trash receptacles which would be located inside the six (6') foot vinyl fenced-in trash receptacle area.

Mr. Carpenter stated they now have a loading zone in the rear, and all retail stores have rear doors. Mr. Carpenter stated the plans were reviewed by the Fire Marshal and the only thing he indicated he wanted was designation of a fire lane.

Mr. Jackson stated they are seeking a variance for coverage. Mr. Carpenter asked Mr. Jackson to bring up the drainage plan, page 9 on the Power Point and page 4 of his 7 page Preliminary and Final Site Plan. Mr. Carpenter explained the two-pipe system in the front of the building, half-way back, as well as another drainage system half-way back with a catch basin on each side, further indicating there would be no run-off for a

two year storm. Mr. Preiser wanted to know about the garages, to which Mr. Carpenter responded the roof leaders will drain into the parking lot. Mr. Preiser asked about the drainage on the left side of the building and behind the garages, stating the neighbors in the rear are located one to two feet higher. Mr. Carpenter stated the impervious coverage is over by 4% which is approximately 1,000 square feet but they are overcompensating for drainage so it offsets that. Mr. Jackson pointed out there is better traffic flow.

Mr. Carpenter stated they will landscape around the back of the property with 8 to 10 foot Leyland cypress trees. Mr. Potter wanted to discuss trees as indicated on the landscape plan on page 5 of the Preliminary and Final Site Plan. Mr. Potter stated there are two trees between the sidewalk and curb, possibly Japanese lilacs, and wanted to know what is used in the rest of the town. Mr. Potter further stated the plans show two trees on the side of the building, Japanese maples, and the Leyland cypress trees in the rear.

Mr. Carpenter stated the lots on either side of the property do not have trees, and the applicant will plant whatever the town would like them to plant. Ms. Neumann stated stick with what is indicated on the plans but if the Borough engineer wants something else, we would let applicant know. Mr. Pannucci stated this should be left up to the Borough engineer.

Mr. Welch opened the meeting to the public for questions. The following persons came forward:

**Sean Hagan**  
**James Hargadon**

The meeting was closed to the public for questions.

Mr. Welch opened the meeting to the public for comments or concerns. The following persons were sworn in by Mr. Amberger:

**Sean Hagan**

**Frank Nedza**, the applicant, came forward. Mr. Nedza assured everyone that if he needs to pick up the trash three times per week, he will do so. Mr. Nedza stated his son would be driving by and he would provide his cell telephone number in case he needs to be reached. Mr. Amberger indicated Mr. Nedza was sworn in at the prior meeting.

**Carla Nedza**

Seeing there were no other members of the audience wishing to comment, Mr. Welch closed this portion of the application.

Mr. Vitale stated the lighting on the building would be in the parking lot. Mr. Carpenter stated he was referring to the lighting plan as indicated on page 6 of his 7

page plans. Mr. Vitale stated there is Type A and Type B parking lot lighting and wanted to know the difference between the two. Mr. Carpenter stated the difference is the height. Mr. Jackson stated they will work with the Board engineer for compliance as to the lighting. Mr. Berzinskis then addressed the exterior lighting. Mr. Carpenter stated all lighting will go to the Board engineer for approval, and Mr. Berzinskis stated the lighting for the signs will be as per the Borough's Ordinance.

Mr. Amberger started by going over the conditions. He wanted to know if the residential tenant garages would be for automobile parking only, not storage. Mr. Jackson stated if commercial tenants don't have storage, they don't want to hamstring the owners and requested latitude in this regard. Mr. Vitale wanted to know how deep the garages are intended, to which Mr. Berzinskis stated inside they are twenty (20') feet deep.

Mr. Amberger proceeded to go through conditions as follows:

The exterior and parking lighting to be reviewed and approved by the Board engineer. The trees along the sidewalk are to be approved by the Borough Engineer. Mr. Vitale indicated he wants to be a part of that as there is no Shade Tree Commission. The exterior signage and signage lighting are to be approved by the Board engineer. The acceptable time for trash pick up is after 9 am until 5 pm.

Thereafter, a motion was made by Mr. Potter and seconded by Mr. Vitale to approve the application with the conditions stated. Roll call: YEAS: Fred Potter, Jack Vitale, Frank Pannucci, Brian Welch, Andy Preiser. NAYS: None

### **Exempt Site Plan Committee**

Mr. Potter stated there was no meeting in November.

### **Environmental Committee**

No report.

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

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

Respectfully submitted,

Claire S. Hense