

POINT PLEASANT PLANNING BOARD
October 20, 2022

The regular 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: Mr. McHugh, Mayor Sabosik, Mr. Furmato, Mr. Pannucci, Mr. Faraldi, Mr. Welch, Mr. Preiser, Mr. Potter

Attorney: Ryan Amberger, Esq., Engineer: Jordan Rizzo, P.E., Board Secretary: Claire Hense

Absent: Chairwoman MJ Bavais, Mr. Vitale

The September 29, 2022 **Minutes** were approved on a motion by Mr. Potter and seconded by Mayor Sabosik, with all in favor.

Vice Chairman McHugh stated there was one **Resolution** for review this evening, that of Gerald and Katherine Malanga regarding property located at 729-731 Mount Place, a/k/a Block 275, Lot 7.01, which was approved at the meeting of September 29, 2022.

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

New Business

Vice Chairman McHugh stated the Board has one **informal application** to be heard this evening, that of **1117 Sampson, LLC** regarding property located at 1117 Sampson Road, a/k/a Block 112, Lot 7.

Mr. Amberger stated because this is an informal hearing, no witnesses will be sworn in and neither the applicant nor the Board are bound by what is discussed this evening.

Mark R. Aikins, Esq., of Mark R. Aikins, LLC., Wall, New Jersey came forward. Mr. Aikins stated he was here this evening with architect Dustin Rice, engineer Patrick Ward, and Mr. McGrone, a principal of 1117 Sampson, LLC, the owner of the property. Mr. Aikins stated he was not in attendance at the last informal meeting but his associate, Tom Hirsch, Esq. attended in his stead, further stating this matter concerns a two lot subdivision of a 28,000 square foot property. Mr. Aikins further stated the intention is to subdivide so that there is a 7,500 sq. ft. lot located in the front of the property on the street side with a forty (40') foot wide frontage, and the back lot would face the river.

Mr. Aikins stated that because at the past hearing whereby the Board was most concerned with obtaining architectural renderings, the applicant had architects Rice &

Brown of Sea Girt, New Jersey draw up some plans and both lots would be conforming in size.

Dustin C. Brown of Rice & Brown Architects, Sea Girt, came forward.

Mr. Welch asked what the required lot width is in the zone, to which the response was it is 75 feet.

Mr. Aikins distributed a 3-page set of colored drawings of the proposed two homes to everyone, stating the overall goal is not to build as big as possible. Mr. Aikins explained they designed traditional, seashore-style shingled homes, adding that the front home which is on the street is the smaller of the two houses. Mr. Aikins stated they needed to deal with the width to accommodate a two-car garage, and they brought the scale down so the street house is six feet lower than allowed. Mr. Aikins stated with regards to the rear (river) house, the roof lines are down to feel like a 1.5 story home instead of a 2 story home, the garage is 1.5 stories, and both houses are elevated. Mayor Sabosik stated they are allowed 500 square feet on the third level.

Mr. Brown, in referring to page A-1 of his plans, stated the front (street) home which is proposed lot 7.11 is 3,600 square feet and at elevation 39, and referring to page A-3 of his plans, stated the rear (river) home which is proposed lot 7.12 is 7,000 square feet. Mr. Rizzo stated they are only permitted two stories, adding that the maximum building height is 32 feet in the zone.

Mr. Welch wanted to know if they gave any consideration to the neighbors on both sides insofar as the mechanical platforms were concerned, to which Mr. Brown replied they can provide screening and there are other opportunities. Mayor Sabosik wanted to know the height of the rear (river) house to which Mr. Rizzo stated the second house is maxed out to 35 feet but the zone is 32 feet. Mr. Brown stated they can amend the design, and Mr. Aikins stated they have no intention to seek a height variance.

Mr. Aikins referred to page A-4 of Mr. Brown's plans, stating this was the sleeping level with five bedrooms, and there are no stairs to the habitable attic, just pull-down stairs.

Mayor Sabosik wanted to know how they could max out more, to which Mr. Brown stated there is space over the porches they are not using, and that they just will just have open air balconies above. Vice Chair McHugh wanted to know what the percentage of coverages were, both impervious and building, to which Mr. Aikins stated the engineer will cover that. Vice Chair McHugh stated it is difficult to see how close the other houses are to these proposed homes. Mr. Aikins stated when they return to the Board for a full application hearing, they will provide Google earth maps.

Mr. Rizzo suggested the sizes of the couple of chimneys should be included in future plans; Mr. Brown agreed to do so. Mr. Preiser questioned the second chimney in the large rear (river) home, to which Mr. Brown stated it is faux to balance the aesthetics. Vice Chair McHugh commented that the plans were very nice and both homes are beautiful.

Patrick R. Ward, P.E., P.P. of InSite Engineer, LLC, Wall, came forward.

Mr. Ward stated he would start with the numbers: the street lot proposed home is 29.9% with lot coverage of 46.8%, and the river lot is 25.9% with lot coverage of 50%, further stating the front (street) lot holds five 9'x18' parking spaces. Mr. Ward stated the rear (water) lot has a driveway and the Uniform Fire Code states if it is 150 feet from the road, a turnaround is required. Mayor Sabosik asked what the footage is from the road for the rear (water) lot, to which Mr. Ward replied it is only 140 feet.

Mr. Ward stated they are offering a five (5') foot wide right-of-way for Sampson Road and removing a knee wall across the front of the property. Mr. Ward stated with regard to drainage, the whole property is in a flood zone and they will ensure all surface and underground piping will be aimed towards the river. Mr. Rizzo stated they will have to recharge the roof run-off and they are looking at a number of dry wells. Mr. Faraldi asked about surface oil, to which Mr. Ward stated residential driveways typically don't have that.

Mayor Sabosik wanted to know the chock point width of the driveway, to which Mr. Ward replied it is twelve (12') feet. Mayor Sabosik questioned as to a three-car driveway, wanting to know if that was good engineering, to which Mr. Ward responded it is suitable and with the jockeying of vehicles, they have thirty to forty feet so that is enough room. Mr. Rizzo stated there is a potential to have a number of vehicles here and they want to keep them off the street as there is no room to park there. Mayor Sabosik stated that due to the size of the rear (river) house, there will be a large traffic flow to that site. Mr. Ward stated twelve (12') feet is wide enough but they can look at it to provide more space, and stated they will provide vehicle footprints in the future. Vice Chair McHugh stated there is no available parking on the street and if they are entertaining, they will require more parking spaces, further offering everything will come down to neighborhood push-back with parking and anything applicant can do to alleviate this would be good. Mr. Ward stated they will show vehicle footprints and adjustments can be made.

Mr. Welch stated they have a riverfront lot and if subdivided, he suggested they place an easement on one side so the front (street) house has access to the river. Mr. Preiser stated the garage will be relatively close to the backyard of the street house, noting the driveway is a paved surface. Mr. Rizzo stated the last time applicant came before the Board for an informal hearing, there was a suggestion to increase the setbacks, and a request for the sizes of the homes. Mr. Ward stated they looked at their options and felt that providing a 7,500 square foot lot up front, which is conforming, was the way to go. Mr. Rizzo questioned the deck on the street lot. Mr. Aikins stated they do not want any building-related variances, and Mr. Ward stated they would look at that.

Mr. Brown stated they have presented four elevations for each house and referring to page A-2, stated they want to have it two feet above grade. Mr. Rizzo asked Mr. Ward if they would be seeking a waiver for curbing and sidewalks to which Mr. Ward stated they

will submit to the Pedestrian and Safety Fund for the total frontage of 115 feet. Mr. Rizzo reminded Mr. Ward that the Board requires two trees per lot along frontage.

Mr. Aikins graciously thanked the Board for allowing them to present this evening, and for the Board's feedback.

Exempt Site Plan Committee

Vice Chairman McHugh stated the Committee met with several men who wish to open a vape and smoke shop at 2301 Lakewood Road (Rte. 88), the site of the old Pichirillo's Pizza. Mr. McHugh stated that when Pichirillo's was originally approved, there was a written agreement that the bowling alley would allow parking in their lot and because the bowling alley is not there anymore, this site has only four (4) parking spots. Mr. McHugh stated there is no place for street parking and the paved area in front of the building is State property.

Vice Chairman McHugh further stated the end result is the Exempt Site Plan Committee cannot do anything, so they encouraged the men to make a formal application to the Planning Board. Mr. McHugh added they originally wanted to stay open very late to try to pick up business from patrons of the Shore House, but agreed they would scale back to a close time of 10 p.m. Mr. McHugh added they currently operate the same type of shop in West Long Branch.

Mr. Potter stated the man who lives in the upstairs apartment rides a bicycle, the vape shop would have one (1) employee, the deliveries are by tractor trailer, they typically get only one customer in the store at a time, and they don't want to offer any type of food. Mr. Faraldi asked what types of chemicals are in their products, stating he is very opposed to this use. Someone commented it is an approved use for the zone.

Vice Chairman McHugh stated the owner of the building, who was in attendance at this meeting, just became aware that the Shore House owner purchased some of the State property and therefore he could possibly go for more space for parking. Mr. McHugh stated the lower level of the building has been vacant for a very long time, retail is permitted in the zone, and applicant would need some restrictions if approved and the Exempt Site Plan Committee could not do that. Mr. Potter stated that the owner of the property said he bought the building to have a pizzeria in there, and if he got a tenant, then good, but he wasn't overly concerned.

Environmental Committee

Mr. Faraldi stated the beach clean up on Maxson Avenue is scheduled for October 28, 2022, a County arborist is looking at cutting down trees which are in poor condition, and the DPW will be the ones cutting them down. Mayor Sabosik stated a County arborist is coming up on November 1 to go through the area. Mr. Faraldi stated they will add some monies floating around. Councilman Furmato suggested they be used for a boardwalk entry out over the water. Mr. Faraldi stated the Garden Club will try to get flowers in the barrels out front, and stated people can get their names on them.

Councilman Furrato stated they cleaned up a lot of water bottles and the last time he checked, it still looked pretty good; Mr. Welch stated the Girl Scouts went back out to clean up as well.

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

The meeting adjourned on a motion by Mr. McHugh and seconded by Mr. Potter. All were in favor.

Respectfully submitted,

Claire S. Hense