

POINT PLEASANT PLANNING BOARD
January 26, 2023

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, Mayor Sabosik, Mr. Pannucci, Mr. Vitale, Mr. Welch, Mr. Preiser, Mr. Potter, Mr. Sestito
Attorney: Ryan Amberger, Esq., Engineer: Laura Neumann, P.E., P.P., Board Secretary: Claire Hense
Absent: Mr. Furmato

Mr. Amberger stated the following members were previously sworn in and we have their signed Oaths of Office:

Class II	Frank Pannucci
Class IV	Jack Vitale
Class IV	Fred Potter
Alternate #I	Jim Sestito

Mayor Sabosik welcomed new Board member Jim Sestito and welcomed back Board members Frank Pannucci, Jack Vitale and Fred Potter, as well as Councilman Joe Furmato who is not here this evening.

The Board elected the following **Officers** for 2023:

A motion was made by Mayor Sabosik and seconded by Jack Vitale to elect Mary Jane Bavais as Chairperson, with all in favor and none opposed.

A motion was made by Mayor Sabosik and seconded by Chairwoman Bavais to elect Jack McHugh as Vice Chairperson, with all in favor and none opposed.

The Board made the following **appointments** for 2023:

A motion was made by Mayor Sabosik and seconded by Chairwoman Bavais to elect Ben Montenegro, Esq./Montenegro, Thompson, Montenegro & Genz, P.C. as attorney, with all in favor and none opposed.

A motion was made by Mr. Preiser and seconded by Mayor Sabosik to elect Laura Neumann, P.E., P.P./CME Associates as engineer, with all in favor and none opposed.

A motion was made by Mr. Potter and seconded by Mr. Preiser to elect Claire S. Hense as secretary, with all in favor and none opposed.

A motion was made by Mr. Welch and seconded by Mr. Potter to approve the **meeting dates and time** as Thursday, February 23, 2023 at 7 p.m. and thereafter on the fourth Thursday of each month, with the exception of the October, November and December meetings which shall occur on the second Thursday of those months, namely, October 12, November 9 and December 7, 2023. All meetings will commence at 7 p.m. All were in favor, none opposed.

A motion was made by Mayor Sabosik and seconded by Mr. Vitale to designate the Ocean Star and Asbury Park Press as the **official newspapers**, with all in favor and none opposed.

Motions were made by as follows to appoint the following members to **the Exempt Site Plan Committee**:

Mr. Potter as Chairman, moved by Mr. Welch and seconded by Mayor Sabosik;
Mr. McHugh as Vice Chairperson, moved by Chairwoman Bavais and seconded by Mayor Sabosik;
Mayor Sabosik, moved by Chairwoman Bavais and seconded by Mr. Preiser;
Mr. Sestito, moved by Chairwoman Bavais and seconded by Mayor Sabosik.
All were in favor, none opposed.

The December 8, 2022 **Minutes** were approved on a motion by Mr. Welch and seconded by Mr. Preiser, with all in favor.

Chairwoman Bavais stated there is one **Resolution** for review this evening, that of FNDZ Realty, LLC regarding property located at 2419 Bridge Avenue, a/k/a Block 228.01, Lot 19, which was approved at the meeting of December 8, 2022.

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

New Business

Chairwoman Bavais stated the Board has a couple of **applications** to be heard this evening, the first one for an extension of the approval for **Thomas & Madeleine Halter and Phyllis F. Healy** regarding property located at 1626 Center Street, a/k/a Block 306/Lot 75.

John J. Jackson, III, Esq. of the firm King, Kitrick, Jackson, McWeeney & Wells, LLC, Manasquan, came forward. Mr. Jackson stated applicants received minor subdivision approval last year to subdivide their lot into two single family residential lots and since the memorialization of the Resolution, his clients have diligently pursued all legally required governmental approvals. Mr. Jackson requested an extension of time for one year because they have not yet received CAFRA approval. Mr. Jackson stated that in fact, CAFRA has requested an extension from the applicants.

Mr. Amberger provided the procedural information and stated that typically, the length of extension is equal to the length of time in which applicants are required to file the map, namely, 190 days. Mayor Sabosik stated he is not comfortable with granting a full one year extension as there have been other properties in town which did not comply in time and they dragged on.

Ms. Neumann stated 190 days is the norm and she feels it is reasonable to accomplish what needs to be done in six months, and that applicants are then entitled to return to the Board up to three times in order to request another six month extension period, and this particular one is just to file a map and create two lots. Mayor Sabosik stated six months would be better, he would be comfortable with that, to which Mr. Jackson replied he had no objection to the six month extension.

A motion was made by Mr. Welch and seconded by Mayor Sabosik to approve an extension of time for a period of six (6) months for applicants to file their subdivision map.

Roll call: YEAS: Brian Welch, Robert Sabosik, Mary Jane Bavais, Jack McHugh, Frank Pannucci, Jack Vitale, Andy Preiser, Fred Potter, Jim Sestito. NAYS: None.

Chairwoman Bavais stated the Board has a second **application** to be heard this evening, this one for administrative approval which was filed on behalf of **Point Pleasant 847 Properties, Inc.** regarding property located at 847 Arnold Avenue, a/k/a Block 112, Lots 65 and 65.01.

John J. Jackson, III, Esq. of the firm King, Kitrick, Jackson, McWeeney & Wells, LLC, Manasquan, came forward. Mr. Jackson stated he is here on behalf of his client George Truesdale and his son Michael. Mr. Jackson stated they would like to make a spectacular entryway and have a chapel area in order to be competitive on a state level.

Mr. Jackson caused to mark an 11-page colored power point presentation. Mr. Jackson called attention to page 6 of the power point which detailed the before and after changes to what he called de minimus changes since their last appearance before the Board. Mr. Amberger pointed out this request is for administrative approval and has nothing to do with extending the rooftop. Mr. Jackson stated they will return to the Board later with an amended site plan for the chapel area.

Mr. Jackson pointed out the chapel area and stated that will be enclosed, above that is the roof and reception area, below they are bumping out the bar area which is near the reception area.

Mayor Sabosik questioned the name, stating it was originally "Clark's Landing Marina" and pointing out the power point states "Clark's Landing Yacht Club". Mr. Truesdale stated they use several names and they have no preference for the name.

Mr. Jackson stated the revised plans were submitted to the Building Department who informed them if they wanted to make any changes, they would need to return to the Board for approval, and he believes the changes are de minimus in nature.

Mr. Welch asked how many approvals applicant had not yet acted upon, to which Mr. Jackson responded just the one for the second banquet hall for which they are waiting to get through some hurdles.

Mr. Jackson proceeded to give a quick overview of the changes using his power point presentation, mentioning they were nominally increasing the building and lot coverages, the first-floor decks would be connected, they would remove columns and extend the rear deck. Mr. Jackson further stated with regards to the second floor, they were adding windows and they moved the location of the bar and added an ADA bathroom. Mr. Jackson additionally stated the ground entry level changed a little bit and there is now a nicer, more elegant front entrance and the roof comes out. Mr. Pannucci stated it appears as though they tweaked a couple of things.

Mr. Amberger swore in the following witness:

Amanda Montuoro from architect Jeffrey Schneider's office.

Ms. Montuoro touched upon the changes made on the power point presentation, stating they extended the deck 79 square feet to connect it to the other, the front entry canopy roof was extended 194 square feet, sliding doors were changed to windows, and with the second floor, they took away space from the original permit and reduced the bar area, moving the bar location, added windows, and provided an ADA accessible bathroom per the new Code. Ms. Montuoro stated the largest change is the new front entry which is now a two-story space with a decorative balcony.

Mayor Sabosik wanted to know the length of the construction time, to which Mr. Jackson stated they are going "full throttle" as they have a wedding scheduled for the second week of April. Mr. Jackson showed pictures of the work being accomplished already, pointing out they were working until dark.

Ms. Neumann stated she wanted the Board to focus as it was hard to understand at first why the applicant was coming here this evening. Ms. Neumann pointed out there is a new two-story entryway change as well as a change in coverage due to the deck.

A motion was made by Mr. Pannucci and seconded by Chairwoman Bavais to grant administrative approval for the changes to the building plans.

Roll call: YEAS: Frank Pannucci, Mary Jane Bavais, Jack McHugh, Robert Sabosik, Jack Vitale, Brian Welch, Andy Preiser, Fred Potter, Jim Sestito. NAYS: None.

Chairwoman Bavais stated the Board originally had an **application** to be heard this evening, that of **Shirley Gasiorowski** regarding property located at 213 Ida Drive, a/k/a Block 13/Lot 6.

Mr. Amberger stated the Board secretary received a request from Mrs. Gasiorowski's attorney requesting the matter be carried to the next meeting.

Chairwoman Bavais stated there was no one in the audience to come forward so the meeting was not opened to the public. Mayor Sabosik stated that he, Councilman Fumato and Business Administrator Frank Pannucci have a conflict and will need to recuse themselves from this particular hearing next month, stating he hoped all other Board members would be available for the next meeting.

A motion was made by Mr. Welch and seconded by Mr. Potter to carry this matter to February 23, 2023 without further notice.

YAYS: Brian Welch, Fred Potter, Mary Jane Bavais, Jack McHugh, Jack Vitale, Andy Preiser, Jim Sestito. NAYS: None. Abstaining: Mayor Sabosik, Frank Pannucci.

Exempt Site Plan Committee

Mr. Potter stated there was no meeting this month.

Environmental Committee

Chairwoman Bavais stated she would like to appoint someone to the Committee at the next meeting. Mr. Potter stated he will be on the Committee so Chairwoman Bavais stated she wanted to make a motion to nominate Mr. Potter as liaison to the Board, which was seconded by Mayor Sabosik.

YAYS: Mary Jane Bavais, Robert Sabosik, Jack McHugh, Frank Pannucci, Jack Vitale, Brian Welch, Andy Preiser, Jim Sestito. NAYS: None.

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

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

Respectfully submitted,

Claire S. Hense