

POINT PLEASANT PLANNING BOARD
April 27, 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, Mr. Preiser, Mr. Potter, Mr. Sestito
Attorney: Ryan Amberger, Esq., Engineer: Laura Neumann, P.E., Board Secretary:
Claire Hense
Absent: Mayor Sabosik, Messrs. Furmato, Pannucci, Vitale and Welch

The February 23, 2023 **Minutes** were approved on a motion by Mr. Potter and seconded by Mr. Preiser, with all in favor.

The March 23, 2023 **Minutes** were approved on a motion by Mr. McHugh and seconded by Mr. Potter, with all in favor.

Chairwoman Bavais stated the Board has one Resolution for review this evening, that of AEM Revocable Trust c/o Matuschat regarding the property located at 650 Delaware Avenue, a/k/a Block 142, Lot 10.

A motion was made by Mr. Potter and seconded by Chairwoman Bavais to approve the Resolution. Roll call: YEAS: Fred Potter, Mary Jane Bavais, John McHugh, Jr.

New Business

Chairwoman Bavais stated the Board has several **applications** to be heard this evening, the first for an extension of approval for **Gerald and Katherine Malanga** regarding their property located at 731 Mount Place, a/k/a Block 275, Lot 7.01.

Christopher J. LaMonica, Esq., Brick, came forward. Mr. LaMonica stated he is here on behalf of the applicants who are requesting an extension of their subdivision approval. Mr. LaMonica stated one of the conditions of approval was applicants needed to remove the rear cottage, that New Jersey Natural Gas Company's gas line was out of Code and needed to be replaced and reconfigured. Mr. LaMonica further stated the dumpster was just removed today and that their engineer spoke with the Board engineer and it was suggested they obtain a six (6) month extension before filing their map.

A motion was made by Mr. Potter and seconded by Mr. McHugh to approve the Resolution. Roll call: YEAS: Fred Potter, John McHugh, Jr., Mary Jane Bavais, Mr. Preiser, Mr. Sestito.

Chairwoman Bavais stated the next **application** to be heard this evening is the continuation of a minor subdivision application of **Shirley Gasiorowski** regarding her property located at 213 Ida Drive, a/k/a Block 13, Lot 6.

Ron Gasiorowski, Esq., Red Bank, came forward. Mr. Gasiorowski stated he is here on behalf of the applicant and proceeded to go through all the paperwork submitted, stating the Board had an issue with the height of the attic so applicant will change the walk-up stairs to pull-down stairs. Mr. Gasiorowski further stated the maximum permitted height is two stories, and indicated there is a discrepancy with the engineer's plans and the architect's plans which still show a 2.5 story home. Ms. Neumann stated the height is still an issue. Chairwoman Bavais wanted to know if the height was corrected. Mr. Gasiorowski stated they will lower the rooflines, and the architectural plans will be revised to reflect only two 2-story homes and lower rooflines, adding they will not ask for a variance for these.

Mr. Amberger swore in the following witnesses:

Mathew R. Wilder, P.E. of Morgan Engineering & Surveying, Toms River.

Mr. Wilder stated the attics are for additional storage and the homes will comply with both foot height and stories.

Mr. Preiser observed the houses are very similar to each other. Ms. Neumann referenced her April 19, 2023 review letter and stated applicant is still asking for variances. Mr. Potter stated the side yard setbacks were a foot shorter. Mr. Wilder responded they are down to six variances, 3 for each house, which are for the widths, areas and front yard setbacks. Mr. Potter stated they were going to look at the surrounding houses in terms of setbacks, stating the lots are not deep, they are only 83 feet.

Ms. Neumann stated she was not comfortable with the architectural drawings as they are still showing 2.5 stories. Mr. Sestito stated he would like to see new drawings, Mr. Preiser stated there are still more changes to be made. Mr. Potter added he is fine with this but a little confused – he would like to see the heights and setbacks. Mr. McHugh added he would like to see the pitch and height of the rooflines.

Mr. Gasiorowski stated he attempted to work with the builder, adding he should have come in with a basic 2-lot subdivision. Ms. Neumann stated architectural drawings of each house are always required as this is a subdivision with variances, adding that the dwelling sizes are not the same. Mr. Gasiorowski stated he will accommodate with new drawings and return at the Board's next meeting on May 25, 2023.

Nathan Bykowski

Mr. Bykowski stated he changed the fronts of each house so they have different garages, windows and roof pitches.

Mr. Wilder marked the following item into evidence:

A-9 Average setback survey

Chairwoman Bavais stated applicant is to return with new plans.

At this point in time, Mayor Sabosik and Councilman Furmato joined the meeting.

Chairwoman Bavais stated the next **application** to be heard this evening is for a minor subdivision application by **Kevin Curtin** regarding his property located at 1325 Bay Avenue, a/k/a Block 145, Lot 35.

Mr. McHugh recused himself as he has a conflict.

William T. Gage, Esq., Bay Head came forth. Mr. Gage stated he represents the applicant who desires to subdivide the aforementioned property into two 50 x 150 lots containing 7,500 square feet each.

Mr. Amberger swore in the following witnesses:

Joseph J. Kociuba, P.E., P.P. of KBA Engineering Services, Manasquan. Mr. Kociuba stated this is a unique, oversized lot with an existing 1 story dwelling, further stating the structures on the property will be removed prior to the perfecting of any subdivision. Mr. Kociuba stated two large trees in the front would be removed, they are in line with the curb and sidewalk. Mr. Kociuba stated applicant is asking for a waiver for a five (5') foot right-of-way, adding he reviewed the Board engineer's letter and stated applicant will provide two shade trees per lot.

Mayor Sabosik asked where the turn-arounds would be, to which Mr. Kociuba stated he anticipates the front yards on both lots would allow for K-turns, adding that Bay Avenue is a County road and the speed limit is higher than 35 mph. Mr. Kociuba added they will "flare out" the curb cuts if required, adding the plans show a ten (10') foot conforming but if the Board wants a wider apron, they will do so. Mr. Kociuba stated there will be two parking spaces for a 4 bedroom home. Mayor Sabosik asked if the houses will have garages, to which Mr. Kociuba stated "no" and stated the architect would address that.

Mr. Preiser wanted to know how K-turns would work in front driveways. Mr. Kociuba stated they need 36 to 40 feet to park 2 vehicles and they could park beyond the K-turn area. Mayor Sabosik wanted to know the reason why the houses were farther back from the roadway, to which Mr. Kociuba stated they are keeping in line with the other homes in the neighborhood. Mr. Preiser wanted to know how close they were with impervious coverage, to which Mr. Kociuba stated they could be extended. Mr. Kociuba stated they will provide 80 feet if the Board requires, and that would include the K-turn the County recently requested but they did not have enough time to revise the plans.

Chairwoman Bavais brought up the shade trees. Mr. Kociuba stated there would be one shade tree in the front of each of the lots, and one tree in the rear of each lot. Mr. Potter

wanted to know if there is a specific tree required on Bay Avenue, to which Ms. Neumann stated she would check into that. Ms. Neumann added that the streetscape is only regarding Bridge Avenue, but the Ordinance does speak to required species. Mr. Preiser wanted to know if applicant will continue the sidewalk and curb to the south of the property, to which Mr. Kociuba replied in the affirmative. Chairwoman Bavais stated she would like to see larger aprons. Mr. Amberger stated this is a fully compliant application and the Board can't place any conditions, except if it is in the Code, e.g. shade trees.

Matthew G. Evans, A.I.A., P.P. of Evans Architects, AIA, Paterson.

Mr. Evans referenced pages A-1 and A-2 of his plans dated November 10, 2022 stating both homes are 1,200 square feet each, have first and second floors and attics; the first floors have front open porches, open living areas and a powder room, and the second floors each have four bedrooms and two bathrooms. Mr. Evans stated they contain tray ceilings, and the attics have pull-down stairs with plywood decks to access the mechanicals in the attics.

Mayor Sabosik wanted to know if he thought it was a good idea that the two houses with the same look contributes to the ambiance of the neighborhood, further stating he is concerned about putting up two identical homes. Mr. Gage asked Mr. Evans what architectural details he could change in order to make the houses different. Mr. Evans replied he could alter the facades, change the windows and the porch designs, and the siding details could be different and independent of each other. Mayor Sabosik stated there is no rendition of the homes with the architectural details. Mr. Gage stated that hearing the concerns of the Board, they will come up with distinctions.

Ms. Neumann stated this is a variance-free application and the Board does not have the ability to propose conditions, but the Board could require the applicant to return, there could be a stipulation that as the homes are developed, they would need to return to the Board for administrative approval.

Kevin Curtin, 78 Twilight Road, Bay Head.

Mayor Sabosik stated as to a safety factor, he would like to see curb cuts and he would like to see different facades for each house, and feels this will be beneficial for all concerned. Ms. Neumann stated as they develop each house, they can return to the Board for approval, that the Board can act upon the subdivision of the land and conditions could be placed as the lots are sold. Ms. Neumann stated this way if someone wants a garage, they could do so. The suggestion is the applicant return so the Board can take a look at the changes and then vote on the application.

Mr. Gage stated the applicant will amend the plans to include one house with a K-turn and a wider driveway. Chairwoman Bavais stated applicant will return to the Board at the next regular meeting, namely Thursday, May 25, 2023, with new plans and no further notice being required.

Chairwoman Bavais and several other members indicated they may not be available for the May 25, 2023 meeting for the Gasirowski matter so the Board Secretary will determine tomorrow if there is a quorum. If not, the matter will adjourn until the regular June meeting of the Board, namely, June 22, 2023 at 7 p.m. with no further notice and Ms. Hense will notify Mr. Gasirowski about this possible change. Chairwoman Bavais stated Mr. Welch should chair the May meeting as she will not be present.

Old Business - None

Exempt Site Plan Committee

Mr. Potter reported stated there was no meeting this month.

Environmental Committee

Mr. Potter stated Earth Day on April 22, 2023 was very successful and the Slade-Dale tree planting was accomplished. Mr. Potter stated the Tree Ordinance was reviewed by the Commission and they will act on it at their next meeting. Mayor Sabosik stated the Army Corps of Engineering came this past week and they have done so since 2020. Mayor Sabosik stated they need to add additional mesh or wiring, and they will put the money into this year's budget. Mayor Sabosik stated they are putting to bid \$3.2 million in bulkhead repairs to be started after Labor Day.

Mr. Potter stated with regards to the Nellie Bennett project, the woman through the Barnegat Bay partnership will put off meeting with shareholders until she returns from maternity leave, adding they applied for two grants at \$500,000.00 each. Chairwoman Bavais wanted to know if the Tree Ordinance would include a certified tree expert, to which Mr. Potter stated they are making a recommendation and it will come to the Council. Mr. Potter stated they will rebuild Slade Dale and clean out all the lagoons.

Chairwoman Bavais thanked Board Engineer Laura Neumann for all of her assistance, guidance and contributions with the applications this evening.

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

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

Respectfully submitted,

Claire S. Hense