

**-BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 22, 2023**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Coleman at 7:00PM. Mr. Coleman led the Salute to the Flag. He proceeded to open the meeting in compliance with the "Open Public Meetings Act."

Roll Call Vote

Members Present: Mr. Giordano	Mrs. Masterson	Mr. Veni	Mrs. Schlapfer
Mr. Guetzlaff	Mr. Frisina	Mr. Coppolino	Mr. Coleman
Members Absent: Mrs. Petrillo	Mr. Shrewsberry	Mr. Nikola	
Attorney: Mr. Zabarsky			
Engineer: Mr. Savacool			

Minutes

03-08-2023

A motion to approve was made by Mr. Giordano, seconded by Mr. Veni.

Roll Call Vote

Mr. Giordano- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes	Mr. Guetzlaff- Yes
Mrs. Frisina- Yes	Mr. Coleman- Yes		

Resolution

23-02- Torrissi- 1603 Jackson Street- Side Yard Setback Porch, Side Yard Setback addition and Size of Shed- Approved

A motion to memorialize was made by Mr. Giordano, seconded by Mrs. Schlapfer.

Roll Call Vote

Mr. Giordano- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes	Mr. Coleman- Yes
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Professional resolutions, AL- 23, AG-23, EG-23 Mr. Giordano seconded by Mrs. Schlapfer

Roll Call Vote

Mr. Giordano- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes	Mr. Guetzlaff- Yes
Mrs. Frisina- Yes	Mr. Coppolino- Yes	Mr. Coleman- Yes	

Unfinished Business/ New Business

23-03-629 Ocean Road LLC- Block 133 Lot 50 & 51- 629 & 631 Ocean Road- Use Variance, Preliminary and Final Site Plan

Dennis Galvin, attorney for the applicant stated the proposed application is seeing a d5 Specialty Reasons Density variance, not a use variance.

Mr. Zabarsky agreed and read the definition of a d5 Specialty Reasons Variance, Density. The Borough ordinance reads you are allowed six units per acre in the overlay zone, the application before the Board is for fifteen units, three units are required to meet affordable housing

requirements. The increase in density will not have a negative effect on the surrounding neighborhood.

Mr. Galvin stated they believe this application is the best development for this site.

Mr. Galvin called his client Mr. Timothy Caughey.

Mr. Caughey 209 Arnold Ave, Point Pleasant Beach. Mr. Caughey acquired this property in August of 2022. He is the only member for 629 Ocean Road LLC. This application is for a fifteen-unit residential project. He studied the different zoning in the General Commercial Zone and the Overlay Zone. He approached this project as if he lived on First Avenue. He spoke with the neighbors to try and address potential concerns prior to submitting this application. The neighbors were specific with requests for landscaping and fencing. The neighbors are present to testify tonight. He also spoke with Mr. Forsyth, Superintendent of Public Works, in reference to the placement of the dumpster.

A-1 Application, January 31, 2023

A-2- Letter from Ray Savacool, Board Engineer March 15, 2023

A-3 Fire Marshall review letter, March 9, 2023

Mr. Soufiane El Moussi, Licensed Engineer, 632 Pompton Ave, Cedar Grove, NJ. The Board accepted his credentials. Mr. El Moussi testified the application is for a fifteen-unit development, on two lots. When the lots are combined, they will be little over an acre. There are two easements on the lot, storm water drainage and sanitary sewer lines. There is proposed storage for every unit. The applicant is proposing thirty-four 9x18 parking stalls, where thirty are required, meeting the ADA parking requirements. A parking spot will be assigned to each unit. There will be electric car charging stations as well. There is a proposal for a resident garden, walkway to wrap around the rear of the building, with a seating area and large communal gathering area. They will be under 70% impervious coverage; a revised plan will be submitted. This is a state highway and would need a permit from DOT. They are going to inspect and repair existing storm water in place, as necessary. They are providing an additional landscape buffer along route 88. They will be adding a buffer around the communal gathering area, either live or a barrier.

A-4 Amended Architectural Garden 3/22/2023

A-5 storm water report.

Mr. Giordano asked who was going to maintain the complex.

Mr. Galvin replied, Mr. Caughey.

Mr. El Moussi replied they will comply with Mr. Savacool's comments for storm water management. Mr. El Moussi continued with the lighting plan, there will be glare protection and an 8ft fence along the rear.

Mr. Savacool stated there needs to be a new lighting scheme. The proposed lights are too much for the site.

Mr. Giordano suggested decorative lighting in the parking lot , adding another if necessary.

Mr. Lelie there needs to be a redesign of the landscaping and lighting plan. There needs to be some shade trees and the plantings should be at least 10ft. from the storm water line. .

They have no problem removing the proposed stone and installing grass for a green area.

Mr. Giordano questioned the landscaping along the site triangle.

Mr. Galvin replied they will not have anything above the height of the sight triangle.

Mr. Savacool stated there is a lack of trees in the front of the property.

Mr. El Moussi replied they will add more trees where they can. The proposed electric meters will be closer to the storage units, the gas meters along the rear, the water straight into the building into the water room. There are sixteen storage units, one for the house.

Ms. Lelie questioned the trash enclosure area. If there is an opportunity to have a pedestrian gate on the side of the trash enclosure to ensure the front stays closed.

Mr. Galvin replied yes, great suggestion.

Public

Shari Tomasiello, 616 First Ave, was sworn in. She is representing the neighbors; the owner is very proactive about this development. The neighbors sat with Mr. Caughey three times, and he offered a variety of options. A big concern was, how it will affect their privacy? They requested an 8ft fence and green giant arbovitae. They are happy with the design.

Ms. Erin Pumo, Architect, was sworn in. She is also with Inglese Architecture & Engineering, 632 Pompton Ave, Cedar Grove. The Board accepts her credentials. Ms. Pumo testified the first-floor plan has seven units. Each apartment will have a storage unit along with a house unit for the complex. The second floor has eight two-bedroom units, approx. 1100-1200sq ft. They second floor units also have access to a roof top terrace.

Mr. Giordano questioned if the terrace are they shielded from the public?

Ms. Pumo stated there is a parapet wall, slightly shielded. The parapets walls in the front are 4.2ft and 6ft in the rear. All units on the first floor will be ADA compliant.

Ms. Lelie asked if there is lighting allowed on the terrace. If so, will the lighting overflow from the rear properties.

Ms. Pumo replied yes, wall scones. No, the rear parapet walls are higher.

A-6 Color Rendering.

A-7 Rear Façade

Ms. Pumo went through the details of the rear façade. Mostly addressing Mr. Savacool's comments that the rear was lacking architectural detail. The storage units are 5'x10'.

Mrs. Schlapfer asked if there could be a condition for no additional lighting on the terrace.

Ms. Pumo agreed.

Ms. Lelie questioned the location for the air conditioner units.

Ms. Pumo replied they are in the rear, and they will be buffered.

Ms. Lelie asked if all the units were two bedrooms.

Ms. Pumo replied yes.

Ms. Lelie replied they need to offer one bedroom unit for affordable housing. She also questioned if alternate plans were discussed.

Ms. Pumo replied, yes there was a proposal for six units over commercial. The neighbors in the rear did not like the commercial use.

Mrs. Schlapfer asked if grills were allowed on the terrace.

There will be a condition no grills on the second-floor terrace.

Mr. John Rae, McDonough and Rea Associates, traffic expert. The Board has accepted his credentials.

A-8 Traffic Impact analysis 1/31/23.

Mr. Rae stated they conducted traffic counts during the summer months. The site will qualify for a minor permit from the New Jersey DOT. The driveway is properly located. It is a good use for the property, and it will generate less traffic than commercial use. Mr. Rae stated the DOT permit was not submitted yet.

Mr. Galvin stated they are down to their last witness. They would like to come back with all the changes present at that time.

The meeting has been carried out until May 10th, 2023. No further notice will be given.

Applicant waved the time requirements.

The meeting adjourned at 9:25PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary