

POINT PLEASANT PLANNING BOARD
August 24, 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, Mayor Sabosik, Councilman Furmato, Mr. Welch, Mr. Preiser, Mr. Potter, Mr. Sestito

Attorney: Ben Montenegro, Esq., Engineer: Laura Neumann, P.E, P.P., Claire Hense, Board Secretary

Absent: Messrs. McHugh, Pannucci, Vitale

Chairwoman Bavais stated the first **Resolution** for review this evening is that of Crest Pointe Property, LLC to amend the site plan for their property located at 1515 Hulse Road, a/k/a Block 256, Lot 15, which was approved at the meeting of July 27, 2023.

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

Chairwoman Bavais stated we will hold Resolution #2023-15 until after the Board goes into Executive Session.

New Business

Chairwoman Bavais stated the Board has one **application** to be heard this evening, that of **Jeffrey and Larissa Soares** for administrative approval regarding their property located at 821B Trenton Avenue, a/k/a Block 113, Lot 25.03.

Mr. Montenegro swore in the following persons:

Jeff Soares, homeowner of 821B Trenton Avenue

Frank Smith, Capital Contracting, LLC, builder for the applicants

Mr. Montenegro stated the Board received the application and plans. Mr. Smith stated that based off of the information, the new plans look similar to the previously approved Grasso plans. Mr. Smith stated the Soares' plan to raise the floor four feet which raises the height four feet and referred to the Grasso original floor plan of a 4 bedroom home. Mr. Smith stated the floor plans were rearranged to the new homeowners' liking, adding there is no habitable attic space.

Ms. Neumann stated as a refresher for the Board, the former applicant came before the Board for a minor subdivision approval and this applicant has submitted plans to her as required by the Board. Ms. Neumann stated the height deviates from the formerly approved plans but still complies, adding that the building coverage by the former homeowner shows 13.8% but the engineer stated it was miscalculated at 17.05%. Ms. Neumann added it still complies with our bulk schedule, and the drainage plan is fully compliant.

Ms. Neumann stated this is a new owner with a new plot plan and she has no issues at this point in time. Ms. Neumann stated she and the Board attorney, Ben Montenegro, Esq., thought it should come to the Board for administrative approval. Mr. Montenegro added this was the Smith subdivision for the front to back lot off of Trenton Avenue which was approved with certain architectural and he thought it would be appropriate to show the Board it is 4 bedrooms to 4 bedrooms.

Mr. Welch wanted to know if this is for the front house or the back house. Mr. Montenegro stated it is for the back house. Mayor Sabosik wanted to know if the former plan was not to scale. Ms. Neumann responded that the former architect thought there was a miscalculation. Mr. Montenegro asked if the coverage had changed at all from what was originally proposed, to which Mr. Smith responded it is the same footprint but there might be 20 square feet to 30 square feet of coverage in the entire process. Mr. Montenegro asked if they had eliminated the balcony, to which Mr. Soares responded "the balcony and porch".

Ms. Neumann stated the building coverage was at 13.8% the first time it came to the Board and is currently at 14.1%. Mr. Montenegro wanted to confirm the height of the house as it relates to the original house. Mr. Smith stated the only difference is it is starting at 3.7' higher. Mr. Smith caused to have the following exhibit entered into evidence:

A-1 Poster board stating "Soares revised 8/15/23" drawn by Frank Smith for compliance clarifications.

Mr. Smith explained the differences in calculations to the Board. Mr. Welch pointed out it appears as though this applicant has added to the basement and is taking away from the attic, to which Mr. Smith stated that was correct. Mr. Montenegro stated that visually, what was approved showed the height ending at 46.2 feet and this one ends at 46.35 feet, to which Mr. Smith added they are allowed 47.5 feet.

Chairwoman Bavais stated this application requires no variances. Mr. Montenegro stated the original plan called for 3 off street parking spaces, to which Mr. Smith responded that is still the case. Chairwoman Bavais stated there was no one in the audience so there was no need for her to open the meeting to the public.

A motion was made by Mr. Welch and seconded by Mr. Furmato to approve the application. Roll call: YEAS: Brian Welch, Joseph Furmato, Mary Jane Bavais, Robert Sabosik, Fred Potter, Andy Preiser, Jim Sestito.

Mr. Montenegro stated he prepared a Resolution in advance of the meeting in the event the application was approved in order to facilitate the process, and he proceeded to read into the record Resolution No. 2023-17.

Thereafter, a motion was made by Mr. Potter and seconded by Mr. Preiser to approve the Resolution. Roll call: YEAS: Fred Potter, Andy Preiser, Mary Jane Bavais, Robert Sabosik, Joseph Furmato, Brian Welch, Jim Sestito.

Mr. Montenegro brought up the subject of going into an Executive Session. Mayor Sabosik and Councilmember Furmato stated they both had a conflict so they recused themselves. A motion was made by Chairwoman Bavais and seconded by Mr. Preiser to go into Executive Session. Roll call: YEAS: Mary Jane Bavais, Andy Preiser, Brian Welch, Fred Potter, Jim Sestito.

When the Board returned, Chairwoman Bavais stated the next **Resolution** for review this evening is that of Shirley Gasiorowski for a minor subdivision for her property located at 213 Ida Drive, a/k/a Block 13, Lot 6, which was denied at the meeting of July 27, 2023.

A motion was made by Mr. Welch and seconded by Mr. Potter to approve the Resolution. Roll call: YEAS: Brian Welch, Fred Potter, Mary Jane Bavais, Andy Preiser.

Old Business

Exempt Site Plan Committee

Mr. Potter stated there was no meeting since the last meeting upon which he reported.

Environmental Committee

Mr. Potter stated a report was included in each packet, and proceeded to read his report dated August 21, 2023 into the record. Mayor Sabosik asked him if the two positions filled for Earth Day 2024 were filled by members, to which Mr. Potter stated “yes”.

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. Welch and seconded by Mr. Potter. All were in favor.

Respectfully submitted,

Claire S. Hense