

POINT PLEASANT PLANNING BOARD
September 28, 2023

The regular meeting of the Planning Board was called to order by Vice Chair McHugh. Mr. McHugh read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll call:

Present: Vice Chair McHugh, Mayor Sabosik, Mr. Vitale, Mr. Preiser, Mr. Potter, Mr. Sestito

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

Absent: Chairwoman Bavais, Messrs. Furmato, Pannucci and Welch

The July 27, 2023 **Minutes** were approved on a motion by Mr. Potter and seconded by Mr. Preiser, with all in favor.

New Business

Vice Chair McHugh stated the Board has one **application** to be heard this evening for a request for administrative approval by **John Hurler, III** regarding his property located at 827 Trenton Avenue, a/k/a Block 113, Lot 23.01.

Roberta A. Burcz, Esq., Point Pleasant, came forward. Ms. Burcz stated she is here on behalf of the applicant who is requesting administrative approval to construct a smaller home than the one originally approved in 2021. Ms. Burcz further stated the side yard setbacks are the same and the rear yard setback is less. Ms. Burcz caused to have the following items marked into evidence:

A-1 Previously approved plans from Brian M. Collis Architecture dated May 23, 2022

A-2 Newly proposed plans from Brian M. Collis Architecture dated August 18, 2023

Mr. Montenegro swore in the following witness:

Brian M. Collis, R.A. of Brian M. Collis Architecture, Brick.

Mr. Collis caused to have the following items marked into evidence:

A-3 Poster board showing the first floor layout of his plans dated August 18, 2023 with a side by side view of the original approved plans vs. proposed new plans

A-4 Poster board showing the second floor layout of his plans dated August 18, 2023 with a side by side view of the original approved plans vs. proposed new plans

Mr. Collis stated they changed the windows in the back half of the house, the room sizes are the same, and with regards to the first floor, they eliminated the formal living room,

turned the stairs sideways, and all else stays the same as the original plans. Mr. Collis stated that from the street view, the house windows move around and the front porch remains the same. Mr. Collis stated that with regards to the second floor, the windows change slightly as they made adjustments for the new location of the stairs, further stating that from the outside, just the windows change in that they went from double to single windows, and the roof line remains the same.

Mr. Vitale stated it appears as though the house was shrunk by 5 feet, to which Mr. Collis responded "yes". Mr. Vitale asked for the width of the house, to which Mr. Collis responded it is 25 feet. Mr. Collis stated each lot was sold separately and this lot is part of the subdivision and is the front house. Mr. Vitale wanted to know if both lots are owned by two separate people, to which Ms. Burcz responded affirmatively. Mr. Collis stated with the new plans, there is now 5 feet more between the two lots.

Ms. Neumann stated this is a smaller home with less coverage, at the time of the subdivision they were granted a front yard setback, and that she has no issues or other comments regarding this application.

Mayor Sabosik stated it is very unusual that someone comes back in to ask for a smaller house, and he thanked the applicant for doing so. Vice Chair McHugh stated this is only the third time someone has come to the Board asking for less in all the years he has been on the Board. Vice Chair McHugh stated if there were no questions or comments from the audience, he was bringing it back to the Board; there were none.

A motion was made by Mr. Potter and seconded by Mayor Sabosik to approve the application. Roll call: YEAS: Fred Potter, Robert Sabosik, John McHugh, Jr., Jack Vitale, Andy Preiser, Jim Sestito NAYS: None

Old Business - None

Exempt Site Plan Committee

Mr. Potter stated there was no meeting this month.

Environmental Committee

Mr. Potter stated he was ill and did not attend the meeting this month, and therefore has no report.

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. Potter and seconded by Mayor Sabosik. All were in favor.

Respectfully submitted,
Claire S. Hense