

POINT PLEASANT PLANNING BOARD
May 23, 2024

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

Roll call:

Present: Vice Chairman McHugh, Mayor Sabosik, Councilman Furfato, Mr. Welch, Mr. Potter, Mr. Sestito, Mr. Archer

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

Absent: Chairwoman Bavais, Messrs. Vitale & Walker

The March 28, 2024 **Minutes** were approved on a motion by Mr. Potter and seconded by Mr. Archer, with all in favor.

The April 25, 2024 Board **Minutes** were approved on a motion by Mr. Potter and seconded by Mr. Archer, with all in favor.

Vice Chairman McHugh stated the Board has three **Resolutions** for review this evening, the first being that of ACI Contracting, LLC regarding the property located at 1035 Old Farm Road, a/k/a Block 160, Lot 5.

Mayor Sabosik stated he went out to the site with the Board Engineer and Zoning Officer. Ms. Neumann stated she looked at the original plans and either prior or post approval, 12 trees on the site were removed, 3 of which were marked as hazardous. Ms. Neumann added that 20 trees would need to be replaced on the site and applicant provided only 4 and requested to make a contribution to the tree fund.

Ms. Neumann stated she asked for documentation to prove the 3 trees were hazardous and asked the applicant's engineer to review the plans to provide 10 additional trees, adding the contribution should be \$150.00 per tree whereas applicant's plan reflected \$100.00 per tree. Ms. Neumann added applicant's engineer will provide something for her review. Mayor Sabosik stated he spoke with the Borough Engineer, adding they have to abide by this before he can get building permits.

Mr. Potter wanted to know if the Resolution could be put on hold, to which Mr. Montenegro stated he did not recommend that as the Board has a time period within which to approve the Resolution. Mr. Welch stated applicant testified at the hearing that he had no intention of taking down the trees. Mayor Sabosik stated the Zoning Officer cannot complete her paperwork until the placement of the house could be ascertained. Mayor Sabosik further stated that both Ms. Neumann and Ms. Malvasio were very professional when they visited the site.

Mr. Welch suggested not allowing the applicant to pay into a fund, but to be required to plant the trees. Mayor Sabosik stated 10 trees would give enough coverage and show what the Board requires, adding the Board has to do something with the Resolution tonight which could be approved with the condition that the Board Engineer has total control with what goes back onto the property.

A motion was made by Mr. Potter and seconded by Mr. Archer to approve the Resolution with conditions. Roll call: YEAS: Fred Potter, Russ Archer, Robert Sabosik, Brian Welch, Jim Sestito.

Vice Chair McHugh stated the next Resolution for review is that of Stephen and Kristen Smith regarding property located at 825 Trenton Avenue, a/k/a Block 113, Lot 23.02.

A motion was made by Mr. Welch and seconded by Mr. Potter to approve the Resolution. Roll call: YEAS: Brian Welch, Fred Potter, Robert Sabosik, Jim Sestito, Russ Archer.

Vice Chair McHugh stated the next Resolution for review is that of Miriam Kelly regarding property located at 913 Atlantic Avenue, a/k/a Block 115, Lot 13.

A motion was made by Mayor Sabosik and seconded by Mr. Welch to approve the Resolution permitting applicant until October 22, 2024 to file her map. Roll call: YEAS: Robert Sabosik, Brian Welch, Fred Potter, Jim Sestito, Russ Archer.

New Business

Vice Chair McHugh stated he has a conflict with the first application, so he recused himself and turned the meeting over to Mr. Welch to chair.

Mr. Welch stated the Board has a couple of **applications** to be heard this evening, the first being that of **1623 Northstream Parkway, LLC** regarding the property located at 1623 Northstream Parkway, a/k/a Block 342, Lot 47.01.

Jamie Paradise came forward. Mr. Paradise stated this matter received approval in early November, 2023 and applicant submitted paperwork for review by the Board Engineer on January 10, 2024 which was approximately two months later. Mr. Paradise indicated it took three months to hear back, that there were changes the Engineer wanted to the Site Plan, and by the time they got the maps to the Board Secretary, the Board Secretary thought there would not be sufficient time in order to obtain all the signatures required prior to filing with the County. Mr. Paradise requested a 90 day extension but indicated he thought he could accomplish that sooner.

Ms. Neumann stated applicant just needs to show good faith, which they did, and she suggested a six month extension in order to get through the County. Mr. Paradise stated his engineer believes she can accomplish that.

Mr. Welch opened the meeting to the public for any questions of the applicant; there were none. Mr. Welch opened the meeting to the public for any comments; there were none. Mr. Welch returned the matter to the Board.

A motion was made by Mr. Potter and seconded by Councilman Furmato to approve the Resolution permitting applicant until August 21, 2024 to file the map. Roll call: YEAS: Fred Potter, Joe Furmato, Robert Sabosik, Brian Welch, Jim Sestito, Russ Archer.

Vice Chair McHugh re-entered the room.

Vice Chair McHugh stated the next **application** to be heard this evening is that of **Thomas Blackley** regarding the properties located at 817 Ocean Road, a/k/a Block 128, Lot 48 and 1130 Borden Avenue, a/k/a Block 128, Lot 49.

Mr. Blackley submitted a letter requesting the matter be carried to the Board's next meeting on June 27, 2024 because although he mailed out the notices to everyone on the list provided, he did not have sufficient time to get the matter published in the paper. Mr. Montenegro noted the certified mailings did go out and announced the matter was being carried without further notice, and stated Mr. Blackley should provide proof of the notice to the newspaper for next month's meeting. Mr. Montenegro requested the Minutes reflect the fact there was no one in the audience at this point in time.

Exempt Site Plan Committee

Mr. Potter stated there was no report this month.

Environmental Committee

Mr. Potter read his report dated May 21, 2024 into the record.

A motion was made by Fred Potter and seconded by Mr. Welch to go into Executive Session; all were in favor. Mayor Sabosik and Councilman Furmato stated they have a conflict so they recused themselves.

When the Board returned, Vice Chair McHugh stated there is no old business.

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

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

Respectfully submitted,

Claire S. Hense