

POINT PLEASANT PLANNING BOARD
December 12, 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. Walker, Mr. Potter, Mr. Sestito, Mr. Archer

Attorney: Ryan Amberger, Esq., Engineer: Laura Neumann, P.E., Board Secretary: Claire Hense

Absent: Chairwoman Bavais and Mr. Welch

Vice Chairman McHugh stated the Board is going out of order on tonight's agenda and announced that if there was anyone in the audience who was there for the Point Pleasant Properties, LLC (Dunkin' Donuts) **application**, that application is being carried to the regular meeting in February, namely, February 27, 2025 at 7 p.m. due to some technicalities. Mr. Amberger reiterated the application is carried to the February 27, 2025 meeting and that no further notice is required.

Vice Chairman McHugh apologized and said the applicant submitted some additional modified plans which were just received by the Board yesterday, and therefore our Board engineer was not able to review them, and stated the Board feels the expertise of the Board engineer's input is necessary. Mayor Sabosik asked the Board secretary when the plans would be available for the public to view, to which she responded they should be available in another ten days, or by December 23, 2024.

The November 14, 2024 **Minutes** were approved on a motion by Mr. Potter and seconded by Mayor Sabosik, with all in favor.

The October 10, 2024 **Minutes** were approved on a motion by Mr. Walker and seconded by Mr. Potter, with all in favor.

New Business

Vice Chairman McHugh stated the Board has an **application** to be heard this evening which is that of 729 Mount Place, LLC regarding the property located at 729 Mount Place, a/k/a Block 275, Lots 7.02 and 7.03.

Mr. Amberger stated that although this is for an administrative approval based upon a minor subdivision granted in 2022, one of the conditions in the Resolution was whomever developed this property was to provide public notice of same. Mr. Amberger stated no notice was provided here.

Robert C. Shea, II, Esq., of R.C. Shea & Associates, Toms River, attorney for the applicant, came forward.

Mr. Shea stated this is a ten-minute application for review and he didn't feel it was necessary to notice, but that is certainly a legal determination by the Board attorney, and further stated he will notice for the next available agenda while requesting to be first on the agenda.

Vice Chairman McHugh asked the Board secretary if the Board could accommodate them at the reorganization meeting scheduled for January 23, 2025 to which the Board secretary stated the Board could do that.

Vice Chairman McHugh stated the next **application** on the agenda to be heard this evening is that of **Ocean Express Car Wash, LLC** regarding the property located at 600 Ocean Road, a/k/a Block 136, Lot 15.

John J. Jackson, III, Esq., Manasquan came forward. Mr. Jackson stated he is here on behalf of the applicant, Ocean Express Car Wash, LLC.

Mr. Jackson stated this is a simple application for a car wash which has been there for many years and the owner is now looking to upgrade and improve the current vacuum system which use is free for customers. Mr. Jackson stated this is a substantial investment for his client, Mr. Bill Passaic, the owner of the car wash who is here this evening. Mr. Jackson stated Mr. Vic Thompson from Vacutech, the vacuum system company, is also in attendance this evening as well as his client's engineer.

Mr. Jackson further stated he does not believe there will be any impact to the neighbors as they are next to McDonald's on Ocean Avenue. Mr. Archer wanted to know about the two in the center, to which Mr. Jackson responded they are staying and that the Board's engineer asked them not to move them and he concurs with our illustrious engineer.

Ms. Neumann stated they are an existing condition which is non-compliant, they are existing and although the applicant requested a variance, she does not believe that is necessary. Ms. Neumann stated the effective length is reduced, adding there is no real site impact for an equipment installation and upgrade, further stating she has no comments associated with this. Mr. Jackson requested his client's engineer be sworn in.

Mr. Amberger swore in the following witness:

Mark Rohmeyer, P.E., P.P., Morgan Engineering & Surveying, Island Heights.

Mr. Jackson referenced the site plan which was shown on the large television screen from his Power Point presentation.

Mr. Rohmeyer stated he agrees with all of the Board engineer's items in her November 21, 2024 review letter. Mr. Rohmeyer stated they are only proposing to relocate the vacuum equipment so there are new vacuum stations between each car which are joined

with one long hose, and they are reducing the impervious coverage. Mr. Jackson stated they are moving an encroachment. Mr. Rohmeyer stated they are improving the setbacks, and requesting a design waiver for lot coverage, off-street parking spaces, and providing sidewalks as none are in the vicinity and there are no mature trees there.

Mr. Rohmeyer stated the Board engineer asked about noise levels, adding our Ordinance says up to 80 decibels with a maximum of 65 decibels for commercial, and they are at 72 decibels for the equipment. Mr. Rohmeyer stated they will reach out to the State for a Letter of No Interest as a condition of the Resolution compliance. Mr. Jackson added they do not expect any issues with that.

Ms. Neumann stated this is an improvement over an existing condition. Mayor Sabosik concurred, and stated that the operator is great, that he has one of the best looking businesses in town, and added he did not believe decibel testimony is necessary. Vice Chair McHugh asked about the single site equipment running all the time.

Mr. Amberger sworn in the following witness:

Victor Thomas, who is employed by Vacutech of Sheridan, Wyoming

Vice Chair McHugh stated the only issue is the noise and asked Mr. Thomas to please explain how that centralized location is running all the time. Mr. Thomas responded that it does run all the time, and is 30-40% more efficient as it uses VFD whereby the motor revs up as a customer picks it up to use it. Mr. Thomas stated you can stand there and have a conversation while it is running.

Mr. Jackson caused to have the following marked into evidence:

A-1 A twelve-page Power Point presentation

Vice Chair McHugh opened the meeting to the public to see if they had any questions or comments; there was no one in the audience, so he brought it back to the Board for a vote.

A motion was made by Mr. Walker and seconded by Mr. Archer to approve the application. Roll call: YEAS: Jude Walker, Russ Archer, John McHugh, Jr., Robert Sabosik, Joseph Furmato, Fred Potter, Jim Sestito.

Exempt Site Plan Committee

Mr. Potter read his November 22, 2024 report into the record. Mr Potter stated he did not get the last name of the landlord for the property located at 2621 Bridge Avenue, to which Mayor Sabosik stated it is Villani. Mayor Sabosik stated he thought both applicants were very knowledgeable and enthusiastic, and added that the Japanese sushi/hibachi restaurant will be a good addition to the Borough, adding they have previous experience from being in operation on Staten Island.

Environmental Committee

Mr. Potter stated the next meeting of the Environmental Committee will occur later on this month so he will have that report for the January 23, 2025 meeting.

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

The meeting **adjourned** on a motion by Councilman Furrato and seconded by Mr. Sestito. All were in favor.

Respectfully submitted,

Claire S. Hense