

POINT PLEASANT PLANNING BOARD
April 17, 2008

The regular meeting of the Point Pleasant Planning Board was called to order by Vice Chairman Feltz at 7:00 p.m. Mr. Giordano read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll Call:

Present: Mr. Feltz Ms. Bavais Mr. Kosinski Mr. Vitale Mr. O'Rourke Mr. Maffei
Mr. Wills Mr. DeJong

Absent: Mr. Venturi Mayor Konkus Mr. Giordano

Attorney: Ben Montenegro Engineer: Robert Forsyth Secretary: Catherine Kelly

MINUTES: Ms. Bavais made a motion to approve the minutes of March 20, 2008; seconded by Mr. O'Rourke. All were in favor, no one was opposed – Mr. Vitale and Mr. Kosinski abstained.

RESOLUTIONS:

Res. 2008-09 – Administrative Approval – Block 127 Lot 8.01 – 910 Leighton Ave., Applicant: Myron & Carolyn Obaranec. Mr. Wills made a motion to memorialize the approval; seconded by Ms. Bavais. All were in favor, no one was opposed – Mr. Vitale and Mr. Kosinski abstained.

UNFINISHED BUSINESS:

Mr. Feltz advised the public that the applications for Amended Final Site Plan (Viecelli) and a Minor Subdivision & Variance (Kelly) have been carried to the 5/15/08 meeting without further notice,

NEW BUSINESS:

Extension of Approval – Block 121 Lots 3 & 4 – 1006 Clayton Ave., Applicant: Matthew Zahorsky:

Mr. Zahorsky stated he would need additional time in order to file his subdivision map. There apparently was a financial lien on the property he was purchasing, which has now been cleared up.

Mr. Montenegro asked how much time he would need and Mr. Zahorsky six months. Mr. O'Rourke made a motion to approve the request; seconded by Ms. Bavais. All were in favor, no one was opposed.

VOUCHERS:

Remington, Vernick & Vena: \$120.00 (MGM Homes), \$150.00 (General Board)
Schoor DePalma (CMX) Engineering: \$354.75, \$64.50, \$258.00 & \$129.00 (Abboud), \$1478.50 (Cornerstone)

Montenegro, Thompson, Montenegro & Genz: \$233.00 (Ribeck), \$128.00 (Brennan), \$240.00 (Phan), \$240.00 (Pillsbury), \$1787.00 (General Board), \$25.00 (Affordable Housing litigation), \$2587.00 (Dairy Queen litigation)

Ocean/Coast Star: \$3.85 (Clark's Landing), \$3.85 (Manasquan Savings), \$3.85 (Abboud)

Mr. Wills made a motion to approve payment of the vouchers; seconded by Ms. Bavais. All were in favor, no one was opposed.

Mr. Feltz stated that Kevin Burke, Zoning Officer, submitted a memo to the board asking for the review of certain ordinances he felt needed to be addressed. Mr. O'Rourke stated some of the items submitted were not land use ordinances. Mr. Forsyth stated he has

spoken with Mr. Burke on some of the issues in the past and Mr. Burke feels some of the ordinances need to be changed.

Signs: Mr. Maffei stated that the sign ordinance is not a land use ordinance. The board can review and make recommendation to Council. Mr. Forsyth will obtain sign ordinances from other municipalities to review.

Residential Lighting: Mr. O'Rourke stated the Borough does not have an ordinance for residential lighting. There apparently have been problems in the past with lights shining into neighbor's homes. The question would be how to enforce an ordinance; the Code Enforcement Officer at night or the police. The board felt the matter was outside the jurisdiction of the board, but can make recommendations. Mr. Forsyth will obtain ordinances from other municipalities to review.

Pools: Mr. Burke would like to see an ordinance for topographic surveys so an engineer can review the grading plan to ensure no negative impacts on adjacent properties.

Mr. Forsyth stated there can be issues, such as one from last year relating to a subdivision. The new owner installed an in ground swimming pool and the grading is now off. He stated post construction cannot create drainage problems from pre-construction.

Mr. Feltz stated that many towns require grading plans if the construction was not heard before a board.

Mr. Maffei suggested a certification from the owner's engineer to avoid the extra costs and work for the Borough. The homeowner's engineer would be responsible to ensure there are no drainage problems.

Mr. Forsyth will obtain ordinances from other municipalities to review.

Habitable Space: This matter has been discussed with the Zoning Committee and will be brought up with them again.

Pavers: Mr. Forsyth stated this matter has been discussed in prior meetings. He will submit information to the board.

The board discussed pavers used in the rear of the property is not counted as lot coverage, however, it is in a driveway as the sand gets compacted. It was also pointed out that driveways must remain five feet off the side property line.

Mr. Vitale stated according to Mr. Burke, you could use pavers to the side property line as long as you place a strip of pavers of a different color to designate a walkway. The board will discuss the percentages at a later date.

Zoning Review Fees: The review fee would be for asphalt, concrete, paver driveways and patios). The matter is beyond the Board's jurisdiction but they can make recommendations. This matter and the item relating to pavers appear to tie in together.

Develop an ordinance to require permits for storage pods & dumpsters. Develop an ordinance to regulate commercial landscape & construction trailers on residential properties. The board members felt these two items also are tied in together. They said recommendations have been made to Council in the past. The sub-committee will further discuss the recommendations.

Setbacks for pool filters, air condition condensers and generators: The board discussed the noise factor affecting neighbors and the sight of the units. Other municipalities require the units to be within the building setback. Mr. Forsyth will obtain ordinances from other municipalities.

Mr. Maffei stated the board will also need to discuss windmills in the future. Several people have come into the Zoning Office seeking permission, however, there are no

ordinances on the books. The board will obtain information on windmills and discuss the matter at a later date.

Mr. O'Rourke advised Ms. Bavais that Councilman Kakalamanis would like to speak with her relating to the proposed tree ordinance. Ms. Bavais will speak with Councilman Kaklamanis.

There being no further business, Mr. Maffei made a motion to adjourn; all were in favor, no one was opposed. The regular meeting of the Planning Board adjourned at 8:10 p.m.

Respectfully submitted,

Catherine Kelly
Planning Board Secretary