

POINT PLEASANT PLANNING BOARD

August 21, 2008

The regular meeting of the Planning Board was called to order by Chairman Giordano at 7:05 p.m. Mr. Giordano read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll Call:

Present: Mr. Vitale Mr. O'Rourke Mr. Wills Mr. DeJong Mr. Giordano

Absent: Mr. Feltz Ms. Bavais Mr. Kosinski Mr. Maffei Mr. Venturi

Mayor Konkus

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

RESOLUTIONS:

Res. 2008-15 – Exempt Site Plan – Block 193 Lot 1 – 2612 Lakewood Rd.,

Applicant: Keith Malinowski

Mr. O'Rourke made a motion to memorialize the resolution; seconded by Mr. Vitale. Mr. Vitale, Mr. O'Rourke and Mr. Wills were in favor; all others abstained and no one was opposed.

Res. 2008-16 – Minor Subdivision – Block 279 Lots 132 & 133 – 1400 & 1406 Rue

Mirador, Applicant: Mirador Partners, LLC

Mr. O'Rourke made a motion to memorialize the resolution; seconded by

Mr. DeJong. Mr. Vitale, Mr. O'Rourke, Mr. DeJong and Mr. Giordano were in favor;

Mr. Wills abstained.

NEW BUSINESS:

Amended Final Site Plan & Variance – Block 35 Lot 1.04 – 2201 River Rd.,

Applicant: Pulte Homes of NJ, Limited Partnership (7:10 – 7:20):

John Jackson, attorney for the applicant, appeared before the board. Mr. Jackson showed the board a photo of the condominium site. He stated there is public access for fishing, which has a four foot fence along the dock for safety. The fence continues does nothing for security and the residents of the association have requested a higher fence.

The proposed fence is a pool fence and will not be too close to the public access area.

There will be two gates for access.

Matthew Robinson, P.E. was sworn in. Mr. Robinson stated there would be two gates;

one at the bulkhead and one at the pool area. There will no restriction to the boardwalk area. The gates on the fence will be self-closing and self-latching.

James Mullen, Development Manager, was sworn in. He stated that the homeowner

association would be in charge of the keys to the gates. The fence will be black aluminum, which matches the existing fence around the property. There will be no other changes to the site.

Mr. O'Rourke stated he would like it stated in the resolution, the applicant may install more gates if they find they are needed so they did not have to return to the board for additional approval.

PUBLIC – None

Mr. Wills made a motion to approve the application; seconded by Mr. O'Rourke.

Roll Call Vote:

Mr. Vitale: Yes Mr. O'Rourke: Yes Mr. Wills: Yes Mr. DeJong: Yes
Mr. Giordano: Yes

**Exempt Site Plan – Block 218 Lot 1 – 3121 Bridge Ave., Applicant:
William Borowsky (7:10 – 7:50):**

William Borowsky was sworn in. Mr. Borowsky stated he is seeking approval to rent the former Ocean Automotive building across the street from his business, Nature's Reward. He stated he would move his retail produce and keep his existing building to sell seasonal flowers.

The application states items to be sold will be produce, salad bar, fruit salad, fresh baked pieces, a lobster tank and cold cuts.

He stated he would have more storage at the new site; the building has large overhead doors at the rear of the building for loading his goods. In response to a question from a board member, he stated he does have a wholesale business for the Point Pleasant area.

Mr. Giordano stated he feels the site would be good for Mr. Borowsky; he runs a good business and a clean site.

He stated there would be minimal produce in the front of the building. He stated having some produce in the front would be good for exposure, but would need an awning on the front of the building to protect his produce from the heat and sun. He stated he would have year round sales. Mr. O'Rourke stated he didn't feel there would be a problem with parking as Mr. Borowsky's customers come in and are out fast.

Mr. Borowsky stated that due to the condition of the parking lot, he would like to repave and stripe.

Mr. Giordano asked where all his business trucks would be parked; Mr. Borowsky stated they would be gone. He stated his stores his produce in the trucks and will not need them once he moves into this location. He stated all work is presently done by hand and will have a forklift at the new location. He also stated he will have a new refrigeration unit inside the building.

Board members spoke with the applicant regarding the location of the dumpster. It will be located five feet off the property line. Presently Mr. Borowsky uses a three yard container for garbage and a three yard container for cardboard. He stated he will not have more than two containers and it will be picked up twice weekly. He will install a fence around the dumpster, and at the suggestion of board members, plant a couple of arborvitae bushes.

Hours of operation will be 8:00 a.m. – 6:00 p.m. and garbage/recycling pick up will be between 8:00 a.m. – 4:00 p.m.

In response to questions by Mr. Forsyth, the applicant stated he will have a walk-in refrigeration unit and will keep the compressors closest to STS tires. Presently, he has two units on the exterior of the building.

There are no curb cuts proposed and the site presently does not have curbs. He stated there will no changes to the site.

Mr. Forsyth stated the applicant needs to be careful with lights at the rear of the building because of the residents along Mattapan Ave. Mr. O'Rourke suggested boxed lighting.

There is an existing freestanding sign on the site and the applicant will be changing the name only; the sign will remain where it exists.

There are presently sixteen parking spaces shown on the survey. The board members discussed the parking area and Mr. Borowsky will meet with Mr. Forsyth for the flexibility of the parking spaces.

The board requested a vinyl fence be used around the dumpster area. Also, the awning will be from the edge of the building to the sidewalk to be used for aesthetic reasons and shade from the sun.

Mr. Giordano asked how long Mr. Borowsky would be leasing the building; he stated five years with an option to buy.

The board discussed the desire to have a full site plan on the property and if another person buys the property, if a site plan is required. Mr. Montenegro stated it would be for a change of use, not the purchase of property.

Mr. Wills made a motion to approve the application; seconded by Mr. DeJong.

Roll Call Vote:

Mr. Vitale: Yes Mr. O'Rourke: Yes Mr. Wills: Yes Mr. DeJong: Yes
Mr. Giordano: Yes

**Exempt Site Plan – Block 63 Lot 7 – 3800 Herbertsville Rd., Applicant:
Church of St. Martha's (7:50 – 8:00):**

Steven Pardes, attorney for the applicant, appeared before the board. Mr. Pardes stated the applicant is seeking approval for an addition to install an elevator for the church.

Brian Berzinas and Richard Grasso, architects, were sworn in.

Mr. Berzinas stated the elevator would be running from the first floor to the basement outside the building. The total square footage of the elevator is 13'8" x 21'4" on the west side of the building.

Mr. Giordano stated he works in the engineering field and said the church should be careful about hydraulic system in elevator as they can leak and be an environmental problem. Mr. Grasso stated it is a Schindler elevator, which is piston driven.

Mr. Berzinas stated the elevator is needed for handicap accessibility. He stated the congregation has elderly and handicap parishioners. They explored other options, however, the elevator seemed to be the best.

Mr. Wills asked if there were a first aid call, would a gurney fit into the elevator;
Mr. Berzinas stated yes.

Public: None

Mr. Wills made a motion to approve the application; seconded by Mr. Vitale

Roll Call Vote:

Mr. Vitale: Yes Mr. O'Rourke: Yes Mr. Wills: Yes Mr. DeJong: Yes
Mr. Giordano: Yes

**Administrative Approval – Block 349 Lot 5 – 3214 Lakewood Rd., Applicant:
Cingular Wireless (8:00 – 8:05):**

Mr. Montenegro stated he received an e-mail from Declan O'Scanlon regarding the cell phone towers on the Borough's property. He stated that Mr. O'Scanlon was not able to attend this evenings meeting.

Mr. Montenegro stated the board had previously approved the location of the cell phone towers near the Recycling Center. He stated there are additional carriers on the pole, and presently Cingular wishes to be another carrier.

Mr. Forsyth stated there is one antenna, with three carriers below the existing. This tower will not be any higher.

Reference was made to a fifth carrier, however, it will not be any higher and will be separate equipment.

Mr. Montenegro stated Mr. O'Scanlon mentioned in his e-mail that they will provide an as built plan after all construction is complete with each carrier name.

Mr. Vitale made a motion to approve the application; seconded by Mr. DeJong.

Roll Call Vote:

Mr. Vitale: Yes Mr. O'Rourke: Yes Mr. Wills: Yes Mr. DeJong: Yes
Mr. Giordano: Yes

VOUCHERS:

Remington, Vernick, & Walberg Engineers: \$240.00 (DeBeau), \$90.00 & \$540.00 (S.J. Hospitality), \$90.00 (General Board)
Montenegro, Thompson, Montenegro & Genz: \$50.00 (S.J. Hospitality), \$480.00 (Mirador Partners), \$176.00 (Viecelli), \$160.00 & \$80.00 (First Baptist Church), \$688.00 (General Board), \$672.00 (Dairy Queen litigation)
Steven Pardes, Esq: \$128.00 (Malinowski)
Ocean/Coast Star: \$7.92 (General Board)
Asbury Park Press: \$40.84 (General Board)

CORRESPONDENCE:

The board received a memo from Zoning/Code Enforcement Officer, Kevin Burke, outlining his concerns with the proposed tree ordinance. Mr. Burke feels that the Environmental Commission should review permit applications before being issued.

The board discussed the proposed ordinance and how the board is not in favor of approving the ordinance. Mr. O'Rourke stated there was public input at the Council meeting, which was not favorable.

Mr. Montenegro will send a letter to Council indicating that the Planning Board is not in favor of the ordinance in its present form as it is impractical to administer. A thought for Council to consider would be a permit is needed for new construction or addition; add a tree or maintain two trees on the property at a minimum of three inch caliber.

Mr. O'Rourke made a motion to enter Executive Session. The board met in Executive Session from 8:15 – 8:30 p.m.

There being no further business, Mr. DeJong made a motion to adjourn; all were in favor, no one was opposed. The regular meeting of the Planning Board adjourned at 8:30 p.m.

Respectfully submitted,

Catherine Kelly
Planning Board Secretary