

POINT PLEASANT PLANNING BOARD

January 21, 2010

The regular/reorganization meeting of the Planning Board was called to order by Mr. Giordano at 7:00 p.m. Mr. Giordano read the Notice of Compliance, which states adequate notice of the meeting had been given.

Roll Call:

Present: Mr. Feltz Ms. Bavais Mr. Vitale Ms. Rogers

Mr. Maffei Mr. Wills Mr. DeJong Mayor Konkus Mr. Giordano

Absent: Mr. Venturi Mr. Kosinski

Ms. Bavais arrived at 7:10 p.m.

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

RE-ORGANIZATION:

The board made the following appointments:

Chairman: James Giordano

Vice Chairman: Carl Feltz

Secretary: Catherine Kelly

Attorney: Ben Montenegro, firm of Montenegro, Thompson, Montenegro & Genz

Engineer: Robert Forsyth, firm of Remington, Vernick & Vena

Meeting Date: Third Thursday of each month @ 7:00 pm – except November

Official Newspaper: Ocean Star & Asbury Park Press

MINUTES: The board approved the minutes of December 17, 2009

RESOLUTIONS:

The board memorialized Res. # 2009-16 – Resubmittal Exempt Site Plan, Block 226 Lot 3 – 2429 Bridge Ave., Applicant: Kelly Chesnaky (Secret Spot)

UNFINISHED BUSINESS:

Minor Subdivision application for Block 9 Lots 48 & 48.01 – 2609 River Rd., Applicant: KTKS, LLC is carried to February 18, 2010 without further notice.

NEW BUSINESS:

Informal Hearing – Block 279 Lot 119 – 1718 Riviera Ct., Applicant: GMP Construction Corp. (7:10 – 7:25):

Mr. Giordano recused himself from hearing the application; Mr. Feltz chaired.

Vincent Palmieri appeared before the board. He stated the subject property at one time was two separate lots and were combined in accordance with the consolidation laws. His proposal would include the existing home to remain and construct one single family house. The proposed new home would be a two story, 4 bedroom with the air conditioning unit located at the rear of the home. Mr. Palmieri stated he is unsure if he and his wife would move in the house or if it will be sold.

A suggestion was made to move the proposed line so that the existing home would maintain a five foot side setback. The lot has a vinyl bulkhead which was installed approximately five years ago.

Mr. Maffei stated he drove past the property and in order to satisfy him for a formal application, he believed the house would need to be downsized to conform with the neighborhood.

Mr. Forsyth stated the formal application would require variances for lot with and lot area; the side yard setback variance would be eliminated for the existing structure if the property line is adjusted to five feet.

VOUCHERS:

The approved the following vouchers for payment:

Montenegro, Thompson, Montenegro & Genz: \$48.00 (Mirador Partners), \$30.00 (Rehrer), \$60.00 (Tesauro/DiCostanzo), \$525.00 (KTKS, LLC), \$720.00 (General Board), \$1,095.00 (Affordable Housing litigation), \$1170.00 (Dairy Queen litigation)
Remington, Vernick & Vena: \$270.00 & \$285.00 (KTKS, LLC), \$637.50 (Rehrer), \$180.00 & \$111.50 (Mirador Partners), \$550.00 (COAH Planning Services), \$60.00 (General Services)
Asbury Park Press: \$50.12 (General Board)

Mr. Giordano and Mr. Maffei when he believed the ordinances would be codified and available. Mr. Maffei stated he was still waiting approval from the Planning Board. He also explained that he understands that the board members wish to make adjustments to existing ordinances, however, the book would need to be codified first and then the board can make revisions later.

The board voted to forward a letter to Mayor and Council requesting that the current ordinances be published.

The printing company will provide the ordinances in hard copy, electronic and they will be available online at the Borough's website.

Ms. Rogers suggested the board approve purchasing a plaque for Mr. O'Rourke for his years of service on the Planning Board – a plaque will be purchased and presented to Mr. O'Rourke.

Mr. Giordano asked Mr. Forsyth when the next master plan is required to be completed; he stated re-examination report must be completed by 2012.

The board discussed COAH regulations and how that must be incorporated into the master plan. Mr. Maffei stated Governor Corzine had made changes to the affordable housing fees relating to new commercial. The Borough did refund fees for one applicant of a day care center, however, the new Walgreens did not fit the criteria.

Mr. Feltz made a motion for the board to enter into Executive Session at 7:40 p.m., which ended at 7:50 p.m.

Mr. Giordano stated he understands the Borough's budget problems and asked if the board would be able to continue with the Bridge Avenue Redevelopment meetings. Ms. Rogers stated funds would not be available, however, she and Mr. Maffei stated they could apply for Smart Growth Plan grants.

Mr. Giordano stated he still likes the idea of closing down certain streets along Bridge Ave. and making a parking area.

There being no further business, Mr. Vitale made a motion to adjourn. The regular meeting of the Planning Board adjourned at 8:10 p.m.

Respectfully submitted,

Catherine Kelly
Planning Board Secretary

