

**POINT PLEASANT PLANNING BOARD**  
**March 19, 2009**

The regular meeting of the Point Pleasant Planning Board was called to order by Chairman Giordano 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. O'Rourke Mr. Wills Mr. Venturi  
Mr. Giordano  
Absent: Mr. Vitale Mr. Maffei Mr. DeJong Mayor Konkus  
Attorney: Ben Montenegro Engineer: Robert Forsyth Secretary: Catherine Kelly

**RESOLUTIONS:**

Agreement of Professional Services – Montenegro, Thompson, Montenegro & Genz  
Mr. Feltz made a motion of approval; seconded by Mr. Wills. All were in favor, no one was opposed.

Agreement of Professional Services – Remington, Vernick & Vena. Mr. Kosinski made a motion of approval; seconded by Mr. Wills. All were in favor, no one was opposed.

**NEW BUSINESS:**

**Informal Hearing – Block 115 Lot 1 – 800 Rue Ave., Applicant: Benjamin Matera (7:05 – 7:25pm)**

David Bookbinder, attorney, appeared before the board on behalf of the applicant.

Mr. Bookbinder stated that Mr. Matera has been a resident for 25 yrs., and is looking to subdivide the property with variances to construct a single family home for his daughter. Board members stated there seems to be a lot of plantings on the property and asked if Mr. Matera sells plants from the property; he stated no not on that side of the property.

Mr. Giordano stated it would be an awkward subdivision with 6500 sq. ft.

Steven Munn, P.E. stated the subdivision line would be in that location due to the building in the rear. Mr. Feltz asked why keep the rear building; it could be removed and the lot adjusted. Mr. Matera stated there is a small bungalow which is a rental. Mr. O'Rourke asked Mr. Matera if he applied to the Zoning Board of Adjustment to legalize the second living unit on the lot; Mr. Matera stated no. Mr. O'Rourke stated the applicant should consider removing the bungalow in order to construct the second house; Mr. Matera stated he would not want to remove the bungalow.

Mr. Feltz stated the proposal exceeds lot coverage and the height of the house exceeds the requirements; a variance would be required for each. Mr. Venturi asked if there is a family member in the bungalow; Mr. Matera stated yes. Mr. Venturi stated the proposal is creating a compound.

Board members gave their opinion of the proposal: there are parking concerns; some of the existing conditions need to be alleviated including the bungalow; reduce the amount of variances, the property is on a County road and cars would need to come in a forward position from the driveway, and correct the discrepancy of the height of the structure. After polling the board, Mr. Giordano advised the applicant he would need to revise his application taking into consideration the above comments.

**Exempt Site Plan – Block 208 Lot 7 – 3000 Lakewood Rd., Applicant: PBK Land Development (Crossroads Student Transportation) (7:25 – 7:50 pm):**

Alfred J. Canale, owner of the property, and Laurie Stolk, owner of the bus company, were sworn in.

Mr. Canale stated the zoning officer questioned the use of the lot for bus storage and advised him to appear before the board for an exempt site plan.

Mr. O'Rourke felt it was a Zoning Board of Adjustment matter. Mr. Feltz stated it is an accessory use and this use would need to be tied into the building with a primary use. He believes the applicant would need a full site plan. Mr. Montenegro stated the board could consider the commercial use. If it is not permitted, then it would be a Zoning Board matter.

Mrs. Stolk stated she will be using a trailer on site, which will have two rooms; an office with a copy machine and computer and a second room for drivers and their paperwork. Drivers will park on the pavement area of the site.

Mr. Montenegro stated it would be a permitted use but not under the exempt site plan. The board members agreed, citing setback requirements, delineating parking and buffering from the residential zone behind the property. Mr. Feltz stated he would not be in favor of allowing the trailer as a permanent structure.

Mr. Kosinski asked about the hours of operation. Mrs. Stolk stated the buses leave at 6:30 a.m. and come back in at 4pm. She stated they also provide bus service for athletic trips with a return of 7:00 – 8:00 p.m.

Board members discussed the buses with Mrs. Stolk. She stated all her buses are new with diesel engines and a filtration system. No exhaust comes from the buses. She stated she does not do charter service. Her bus trips are in the local area, including special needs students and athletic bus runs.

Mr. Wills asked how long the buses have been on the property; Mrs. Stolk stated several months.

The board members discussed granting the applicant temporary approval until a site plan is submitted within a certain time frame. Mrs. Stolk stated she didn't realize so much was involved.

Mr. Forsyth stated the setbacks would be five feet on the side and thirty-five feet in the front with no parking within the front setback area. Mr. O'Rourke stated he was more concerned with the neighbors at the rear of the property with a temporary approval. Mrs. Stolk stated she had spoken with the neighbors in the rear and asked them if they had concerns with the buses, and they told her no. Some board members were not in favor of trailers. The board asked how many buses are on site; Mrs. Stolk stated three large buses and two wheelchair buses.

#### **PUBLIC – None**

Mr. Feltz made a motion to give the applicant temporary approval for ninety days, at which a site plan will be submitted; seconded by Mr. Kosinski.

#### **Roll Call Vote**

Mr. Feltz: Yes Ms. Bavais: Yes Mr. Kosinski: Yes Mr. O'Rourke: Yes  
Mr. Wills: No Mr. Venturi: No Mr. Giordano: Yes

#### **VOUCHERS:**

**Montenegro, Thompson, Montenegro & Genz:** \$320.00 (Mongiello), \$285.00 (Ryan), \$256.00 (Chen), \$795.00, \$600.00, \$240.00, \$800.00 (General Board), \$1,072.00, \$244.00, \$190.00, \$960.00 (Diary Queen litigation), \$272.00, \$48.00, \$1,191.00 (Affordable Housing litigation)

**Daniel Popovitch, Esq.:** \$368.00 (Palmieri)

**Remington, Vernick & Vena:** \$150.00 (Palmieri), \$240.00 & \$450.00 (Dimrob), \$240.00 (General Services)

**Ocean/Coast Star:** \$8.91, \$10.89, \$4.62, \$15.18 (General Board)

**Asbury Park Press:** \$59.84 (General Board)

Mr. Kosinski made a motion to approve payment of the vouchers; seconded by Mr. O'Rourke. All were in favor, no one was opposed.

Mr. Feltz made a motion for the board to move into Executive Session; seconded by Mr. O'Rourke.

There being no further business, Mr. Kosinski 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