

POINT PLEASANT PLANNING BOARD
July 15, 2010

The regular meeting of the Point Pleasant Planning Board was called to order by Chairman Giordano at 7:00 pm. 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 Ms. Rogers Mr. Wills
Mr. Venturi Mr. Giordano

Absent: Mr. Vitale Mr. Maffei Mr. DeJong Mayor Konkus

Engineer: Robert Forsyth Attorney: Michael Elward Secretary: Catherine Kelly

MINUTES: The board approved the minutes of June 17, 2010

RESOLUTIONS:

The board memorialized the following resolutions:

Res. 2010-07 – Minor Subdivision & Variance – Block 239 Lot 12 – 905 Patterson Rd.,
Applicant: Robert & Debra Murawski (approved)

Res. 2010-08 – Minor Subdivision & Variance – Block 183 Lot 11 – 1114 River Ave.,
Applicant: Anthony DiConstanzo & Lorraine Tesauro (denied)

Res. 2010-09 – Minor Subdivision & Variance – Block 1 Lots 9 & 10
105 & 107 Meadow Point Rd. – Applicant: Estate of William R. Fall (approved)

NEW BUSINESS:

Mr. Giordano announced that the applicant for preliminary/final site plan and variance for Block 233 Lot 13 – 2233 Bridge Ave. would be carried to the meeting of August 19, 2010.

**Exempt Site Plan – Block 133 Lot 56 – 1513 Richmond Ave., Applicant:
Barry Moffett (7:10 – 7:15):**

Mr. Pardes, attorney for the applicant, appeared before the board. He stated Mr. Forsyth had reviewed the application and determined it should be an amended final site plan. Mr. Pardes asked that the application be carried to the August meeting so he can send out notices.

Ms. Bavais made a motion to carry the application to the August 19, 2010 meeting; seconded by Mr. Kosinski. All were in favor, no one was opposed.

The board members discussed the proposed plot plan ordinance. Mr. Giordano stated the ordinance was modeled after the Point Pleasant Beach ordinance relating to the regrading and drainage. Mr. Giordano asked if the board was ready to move forward to giving the ordinance to Mayor and Council.

It was pointed out that Kevin Burke, Zoning Officer, forwarded a memo to the board explaining there is drainage regulations in the design standards, however, there is not a fee schedule.

Ms. Rogers stated she understands the need for the ordinance due to the amount of complaints being received, however, is concerned with the overall costs to homeowners. She stated she understands it could be an excess of \$5,000.00. Mr. Giordano stated a topographic survey could run between \$800.00 and \$1,200.00 and additional costs to a homeowner could be \$2,000.00 to \$3,000.00.

Mr. Forsyth stated he would be looking for positive pitch with no shedding of water to an adjacent property.

Board members discussed several scenarios; it would be needed for new homes, change of footprint and the change of grading.

Mr. Kosinski suggested posting a bond and if there is no problem with the property after a year, the bond would be refunded. He further stated he does not believe the ordinance would solve the problem.

The board will discuss the matter further at the next board meeting.

The board received a proposed amended land use ordinance – Permitted Uses – Wireless Telecommunications Towers and Antennas. The amended ordinance would be for the water tower on Memorial Dr. which is behind Fire Co. #1.

Mr. Kosinski felt other sites should be included, however, it was pointed out by Mr. Giordano other locations were not included in the proposed ordinance.

After a discussion, Ms. Bavais made a motion for the board attorney to forward a letter to Mayor & Council; seconded by Mr. Venturi.

Roll Call Vote:

Mr. Feltz: Yes Ms. Bavais: Yes Mr. Kosinski: No Ms. Rogers: Abstain
Mr. Wills: Yes Mr. DeJong: Yes Mr. Venturi: Yes Mr. Giordano: Yes

In a letter dated July 20, 2010, Mr. Elward forwarded the following letter to Council:

“Dear Mayor Konkus & Council:

This firm represents the Borough of Point Pleasant Planning Board (the “Board”). The Board is in receipt of a proposed amendment to Section 19-33.5 of the Borough Zoning Ordinance. The purpose of the proposed amendment is to revise Section 33.5 to permit wireless communication towers and antennas as a permitted use on the municipally owned property on Memorial Drive that is the location of the Municipal Water Tower.

The Board reviewed the proposal and finds same to be consistent with the Master Plan and Zoning District. The Board recommends adoption of the proposed ordinance.”

VOUCHERS:

Remington, Vernick & Vena: \$300.00 (DiConstanzo), \$180.00 (Murawski), \$382.50 (Fall)

Montenegro, Thompson, Montenegro & Genz: \$540.00 (DiConstanzo), \$315.00 (Murawski), \$180.00 (Fall), \$90.00 (GMP Construction), \$210.00 (Dairy Queen litigation), \$2,775.00 (General Board), \$180.00 (Moffett)

Asbury Park Press: \$45.80 (General Board)

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 7:50 p.m.

Respectfully submitted,

Catherine Kelly
Planning Board Secretary

