

# May 17, 2023

*May 17, 2023 PB Regular Meeting minutes*

*The May 17, 2023 meeting of the Point Pleasant Beach Planning Board opened at 7:00 pm. The Clerk read the notice of compliance with the “Open Public Meetings Act. Present were Board members: Mr. Bixby, Mayor Kanitra, Vice chair Paesano, Chairman Ritchings, Mr. Woolley, Councilman Ramos, Mr. Calderone, Mr. Cavagnaro, Mr. Gant and Ms. Mills*

*Also, in attendance – Bob Ulaky, Board attorney and Ray Savacool, Board Engineer*

*Memorialize minutes – April 19, 2023 –*

*Motion by Mr. Cavagnaro, second by Mr. Gant to Memorialize the minutes of April 19, 2023 –*

*In favor: Calderone, Woolley, Ramos, Cavagnaro, Gant and Mills.*

*Opposed: None*

*Sign Review*

*Batch – 214 Ocean Avenue – Chairman Ritchings stated the signs are attractive . Applicant likes the black/white wood like look. The Mayor commented on how nice the business in Manasquan looks.*

*Motion by Mr. Bixby, second by Mr. Gant to approve Batch signage as proposed.*

*In favor: Bixby, Wooley, Calderone, Paesano, Ritchings, Kanitra, Ramos, Cavagnaro, Gant and Mills*

*Opposed: None*

*Surf Side Motel – 101 Broadway – Signage approved as proposed. Letter changing deck to be removed.*

*Motion by Mr. Paesano, second by Mr. Gant to approve Surf Side Motel signage as proposed.*

*In favor: Bixby, Wooley, Calderone, Paesano, Ritchings, Kanitra, Ramos, Cavagnaro, Gant and Mills*

*Opposed: None*

*Garden State Marina – 101 Route 35 – Signage approved as proposed*

*Motion by Mr. Paesano, second by Mr. Cavagnaro to approve Garden State Marina signage as proposed.*

*In favor: Bixby, Wooley, Calderone, Paesano, Ritchings, Kanitra, Ramos, Cavagnaro, Gant and Mills*

*Opposed: None*

## *Applications*

*#2023-426 – Hoagito’s of Bay Avenue LLC. – 529 – 601 Bay Avenue – Block 91.01; Lots 20 & 30 – Preliminary and Final minor Site Plan with waivers.*

*George McGill, attorney for applicant, reviewed the application.*

*A-1 Application No. 2023-426 to the Point Pleasant Beach Planning Board.*

- 1. A-2 Site Plan and Architectural drawings.*
  
- 1. A-3 Color rendering of the proposed Hoagitos sign.*
  
- 1. A-4 Amended Plans (A2)*

*Mark Spagnuolo, 49% owner/applicant reviewed workings of restaurant. They are the owners/operators of the proposed restaurant, Hoagitos. The restaurant will serve chicken sandwiches, burgers, fries and other related food items. There will be no more than five employees on site and there will probably be no more than thirty customers at a time. The trash enclosure on the Last Wave Brewery refuse area will be utilized for trash. The applicant will be providing four 45-gallon cans for trash removal, and, if needed, they will contact a private carrier to pick up excess garbage. Hours of operation will be 11:00 A.M. to 7:30 P.M., Tuesdays through Thursdays and 8:00 A.M. to 9:00 P.M., Friday through Sunday. Deliveries will be by box truck with produce delivered every day and meat twice a week. Indoor seating will be at a maximum of 28 seats.*

*Terrance McGill, owner, sworn, reviewed the menu and how the restaurant functions.*

*Alec Shissios, Licensed Architect, sworn, stated the only external alterations proposed would be the concrete landing with an ADA ramp and a step. There would be an exhaust hood for proper ventilation in the food preparation area, as shown on the amended plan. Parking would be provided with four proposed parking spaces. Additional parking is available at a municipal lot to the west of the property as well east of the property and street parking is available along Bay Avenue and Laurel Avenue. He testified that a grease trap will be provided in accordance with Borough Ordinances. In addition, a sign waiver is requested from strict compliance with the Borough Sign Ordinance. Sign waiver is granted by the Board.*

*Bert Roland owner of Last Wave, sworn commented on how the businesses will complement each other.*

#### *Conditions*

- 1. Applicant will submit an updated Site Plan to include the information requested by the Planning Board Engineer.*
- 2. The Applicant will comply with all terms and conditions of the review letter of T and M Associates dated May 10, 2023.*
- 3. Gooseneck lighting above the proposed sign will be provided.*
- 4. Exhaust ducts for the exhaust hood will meet code and they will be boxed in with siding for aesthetic purposes.*
- 5. The plans will be revised to extend the ADA ramp, as required, but not to interfere with AC unit, to provide a level area for wheelchair access to the service window.*
- 6. The design of the pick-up service window will be reviewed and approved by the Planning Board Engineer.*

#### *Deliberations*

*The Board feels this is a welcome addition to town with the conditions proposed.*

*Motion by mayor Kanitra, second by Mr. Gant to approve application #2023-426 – Hoagito’s of Bay Avenue LLC. – 529 – 601 Bay Avenue*

*In favor: Bixby, Wooley, Calderone, Paesano, Ritchings, Kanitra, Ramos, Cavagnaro, Gant and Mills*

*Opposed: None*

*Application approved with conditions*

*Meeting adjourned at 9:15pm*

*Attest: Karen L. Mills, LUA, Class II Member*

*Clerk/Secretary of the Board*