

**COUNCIL MEETING  
MONDAY, DECEMBER 11, 2023  
7:00 P.M.**

<b>Mayor:</b>	<b>Robert A. Sabosik</b>
<b>Council President:</b>	<b>Valerie Coulson</b>
<b>Council Member:</b>	<b>William Borowsky</b>
<b>Council Member:</b>	<b>Joseph Furmato</b>
<b>Council Member:</b>	<b>John Wisniewski</b>
<b>Council Member:</b>	<b>Antoinette DePaola</b>
<b>Council Member:</b>	<b>Charlene Archer</b>
<b>Borough Attorney:</b>	<b>Jerry J. Dasti, Esq.</b>
<b>Borough Administrator:</b>	<b>Frank Pannucci</b>
<b>Borough Clerk:</b>	<b>Antoinette Jones</b>

**THE PLEDGE OF ALLEGIANCE TO THE FLAG**

**STATEMENT BY MAYOR SABOSIK:** Pursuant to the applicable portions of the New Jersey Open Public Meetings Act, adequate notice of this meeting has been given. Notice of this meeting of the Governing Body has been posted in the corridor of the Municipal Building, published in the January 6, 2023, edition of *The Ocean Star* and January 6, 2023, edition of *The Asbury Park Press*.

**A. WORKSHOP**

**1. Committee Reports**

**Council Member DePaola stated the following:** “Our OEM responded to 19 events in November and wanted to extend their heartfelt gratitude for the communities continuous support and they look forward to serving the community in emergency preparedness needs with the same dedication and commitment in the future. Happy holidays from our police department and remember buzzed driving is drunk driving so please do not drink and drive. There are a lot of online and telephone scams going on this time of year, so please be careful. I would also like to thank John Wisniewski for his dedication and his hard work and his commitment to the Borough. This is his last council meeting and I just want to say how appreciated you are.”

**Council Member Furmato stated the following:** “I want to wish everyone a happy holiday and I also want to wish John a great future and thank you for all your services John.”

**Council Member Borowsky stated the following:** “I too would like to thank Councilman Wisniewski for his service over the past 12 years and for his commitment to Point Pleasant. I also would like to wish everyone a Merry Christmas and a Happy New Year.”

**Council Member Archer stated the following:** “I too would like to thank John for all his hard work and dedication. You are very appreciated.

I also wanted to remind everybody that this weekend is meet Santa and Mrs. Clause at the Bennett Cabin. It is 2pm to 5pm. Pictures will be taken. They will have hot chocolate and cookies for the Children. I would like to wish everyone a Merry Christmas.”

**Council Member Wisniewski stated the following:** “I appreciate all of the kind words. I did scrub the state website for any laws that might have been passed, but as you might expect, I didn’t see anything that was very productive. I again, would like to thank everyone for the kind words. I came in as a man of few words and will leave with a man of less.”

**Council President Coulson stated the following:** “Our next meeting for Recreation is in January. We will be setting our calendar for the 2024 year.

I would like to thank Councilman Wisniewski for all he has done in the past 12 years. This year he was appointed as chair to the new committee and I think he did a phenomenal job of keeping us informed of the legislature in Trenton. Thank you, John. I will miss you on the dais.

## **2. Report of Mayor**

**Mayor Sabosik stated the following:** “Zoning Board is made up of your neighbors. There are 10 individuals who look at applications for various projects that people come forward with. The recent one next to the OB Diner has made some phone calls to my office. COAH has mandated that the town of Point Pleasant would need 826 affordable housings. With the assistance of our legal department, we were able to develop a program where Point Pleasant has an overlay zone and part of the overlay zone is this property. This property is therefore 20% has to be low and medium income. This is approximately \$68,000.00 income with two kids. Part of the overlay zone is the Bluffs at Arnold Avenue and part of it is Wenkes and this empty lot. The owner met with First Avenue residents, and he talked about developing the property as a commercial and residential. By talking to the people on First Avenue, they said they would rather have a residential building put on. He went to great lengths talking to every neighbor. Between the lights, the new trees and a new fence that he put up. He is putting in a pollinator garden and referencing the neighbors. He had a couple neighbors come to the Zoning Board and testify. The owner was very proactive about this development. They met with the owner on three different occasions, and he offered a variety of options with regards to use of the vacant property. They were very concerned about the development of the property, and they agreed that this was the best use. The Zoning Board, once again, your neighbors, decided that this was in the best interest of the town. It is consistent with our Master Plan for providing low and moderate income housing. It is consistent with the need for low and medium income units in this town. They have gone through all the applications and all the variances that they needed. This has been passed for three individual families. Obviously, you have seen some of the work started there. The profit will generate less traffic than a commercial use and will not pose a traffic hazard. I can go on and on, I have approximately 32 pages up here, but the bottom line is the people on that board worked hard and came up with a decision that they felt was in the best interest of the town of Point Pleasant. If anybody would like to talk to me later about this, I will be happy to. It is a win for this town.

Lastly, John, I have a proclamation for you. You say you are a man of few words, but I talk a little bit more.”

Mayor Sabosik read a Proclamation honoring and thanking Council Member John Wisniewski on his many years of service to the Borough of Point Pleasant.

**B. MINUTES**

1. Approve Council Meeting Minutes of November 27, 2023
2. Approve Executive Session Minutes of November 27, 2023

**MOTION:** Approve Minutes

**MADE:** Ms. Archer

**SECOND:** Ms. DePaola

Ms. Coulson: Abstain

Ms. Archer: Yes

Mr. Furmato: Yes

Mr. Wisniewski: Yes

Ms. DePaola: Yes

Mr. Borowsky: Yes

**CARRIES:**

**C. OPEN PUBLIC SESSION (Resolutions, Consent Agenda and Authorizations Only)  
Five (5) Minute Limit Per Person**

**OPEN PUBLIC SESSION**

Ordinance No. 530. An Ordinance to establish by-laws to govern the organization and procedures of the Borough Council for meetings and deliberations. Section 5. Public Participation. Each member of the public shall keep his or her remarks brief, pertinent to the issues being discussed and shall not exceed a time period of five (5) minutes in order to adequately provide all members of the public with the opportunity to address the Governing Body consistent with good order and efficiency.

**MOTION:** Open the meeting to the public

**MADE:** Ms. DePaola

**SECOND:** Mr. Wisniewski

**APPROVED:** All in Favor

Council President Coulson opened the meeting to the public.

Seeing no hands, Council President Coulson closed this portion of the meeting.

**D. RESOLUTIONS**

“All matters listed under item “Resolutions” will be enacted by one motion in the form listed below. If discussion is desired on any item, this item will be removed and will be considered separately.”

1. (252-2023) Bills and Claims
2. (253-2023) Authorization Transfer of 2023 Budget Appropriations
3. (254-2023) Appropriation Cancellation

The bills totaling the amount of \$971,343.62 are to be paid as presented. The bills and claims list is on file in the Clerk’s Office and can be reviewed Monday through Thursday from 8:30 a.m. – 4:00 p.m. and on Friday from 9:00 a.m. – 4:00 p.m.

**MOTION: Adopt Resolutions**

**MADE: Ms. DePaola**

**SECOND: Mr. Wisniewski**

**Ms. Coulson: Yes**  
**Mr. Wisniewski: Yes**

**Ms. Archer: Yes**  
**Ms. DePaola: Yes**

**Mr. Furmato: Yes**  
**Mr. Borowsky: Yes**

**CARRIES:**

**E. CONSENT AGENDA**

**“All matters listed under item “Consent Agenda” will be enacted by one motion in the form listed below. If discussion is desired on any item, this item will be removed from the Consent Agenda and will be considered separately.”**

- 1. (255-2023) Authorize Adjustment and/or Refund on Certain Tax or Water/Sewer Accounts.**
- 2. (256-2023) Authorize Refund of Lien Redemption and Premium Paid at Tax Sale**
- 3. (257-2023) Authorize Refund Escrow Fee – Block 347, Lots 6.01 & 8, 3118 Bridge Avenue**
- 4. (258-2023) Accept Donation of a CERT Trailer for OEM from the NJ CERT Program**
- 5. (259-2023) Authorize Recreation Department Refund**
- 6. (260-2023) Authorize Refund Demolition Bond – Block 93, Lot 13 – 619 Mistletoe Avenue**
- 7. (261-2023) Confirming Personnel Appointment:**
  - Bruce R. Roland, Point Pleasant Boro Fire Department Station 75, Volunteer Firefighter, effective December 11, 2023.**
- 8. (262-2023) Confirming Personnel Appointment – OEM:**
  - George Rickertt, Robert Contreras, Timothy Coughlan**
  - Eugene Hofacker, Paul McGowan, Jack Walsh, Margherita Kearns, Todd Schmitt, Steven LaCapria, Paul G. Mudd –**
  - Community Emergency Response Team Members**

**MOTION: Adopt Resolutions**

**MADE: Mr. Archer**

**SECOND: Mr. Wisniewski**

**Ms. Coulson: Yes**  
**Mr. Wisniewski: Yes**

**Ms. Archer: Yes**  
**Ms. DePaola: Yes**

**Mr. Furmato: Yes**  
**Mr. Borowsky: Yes**

**CARRIES:**

**F. OPEN PUBLIC SESSION**

**5 Minute Limit Per Person. Ordinance No. 530. An Ordinance to establish by-laws to govern the organization and procedures of the Borough Council for meetings and deliberations. Section 5. Public Participation. Each member of the public shall keep his or her remarks brief, pertinent to the issues being discussed and shall not exceed a time period of five (5) minutes in order to adequately provide all members of the public with the opportunity to address the Governing Body consistent with good order and efficiency.**

**MOTION: Open the meeting to the public**

**MADE: Ms. DePaola**

**SECOND: Mr. Wisniewski**

**APPROVED: All in Favor**

**Mayor Sabosik opened the meeting to the public.**

**Resident:** Spruce Street: Asked how many units there were going to be in reference to affordable housing.

**Mr. Dasti:** “I don’t remember the exact number, but we went to court with regard to Wenkes site. They went to the Zoning Board and were denied. I believe they wanted 25 units. It was denied and now I believe there are going to be 16 units there. I do not know the exact number.”

**Mayor Sabosik:** “This one has 12 market and 3 affordable.”

**Resident:** Spruce Street: “The only problem I have is that they notified the First Avenue residents and they do not have anything to do with the traffic. They are a dead end street, so they get no traffic. People coming out of Tyler, Brown, Lister and some others I can’t remember the names, have to go right. But now, if you are taking away that no left turn, you are going to have to have three different streets there. Especially in the morning. It is kind of a blind turn around the OB Diner.”

**Mayor Sabosik:** “You just told me about this No Left Turn just before the meeting, so I will look into this. Last year we did make a couple ordinances for No Left Turn, so I will look into it and get back to you.”

The Resident continued to discuss how dangerous the traffic has become in that area. Also stated that the town is too populated. Also stated that she likes the way Wenkes currently looks.

**Mayor Sabosik:** “These units that are going up are significantly lower than the potential of 826 units.”

**Resident:** Child – “I am here today with my friends to thank Mayor Sabosik and the town council and the new Chief for your amazing support of the Epilepsy Community.”

Read a letter to the Mayor and Council and Police Department stating that by proclaiming November to be Epilepsy Awareness Month in the Borough of Pleasant, you are helping to increase awareness about seizures and reduce the stigma associated with seizure disorders. This will make our community safer and kinder for residents and visitors living with epilepsy. Also thanks the Library, Schools and Police Department and First Responders for their support.

**Mayor Sabosik requests that our Borough Engineer and Chief of Police confer on this issue.**

**Resident:** South Manetta Drive – Stated that she could not hear and asked for clarification on how many units were being built. Also asked what was happening with the lot behind the medical building at the end of South Manetta Drive.

**Mayor Sabosik responded repeating what was discussed earlier in the meeting. Also responded that the lot is believed to be open space for either Walgreens or the Medical Center and will remain empty.**

**Resident:** Also thanked the Council for the good job keeping the traffic maintained into Manetta Drive. Stated that it isn't perfect but a good start. Suggested that they put a Yield Ahead sign printed on the roadway before the sign since people do not seem to see it.

**Mayor Sabosik stated that he will have our Borough Engineers look into that.**

**Resident:** 2117 Foster Road – Asked if it was possible to have Code Enforcement look into where some No Left Turn Signs have gone. There was one on Route 88 and it has disappeared. Asked if Code Enforcement could look into where these sign should be and replace them. Also asked why the sign for 15 minute parking over by the post office was taken down.

**Mayor Sabosik stated that he already had a meeting with the US Postal Service to ask them to stop parking in our lot. Stated that if this does not work, that we will replace signs that will declare a length of time.**

**Resident:** Beaver Dam Road – “I cannot tell you how many times that I am stopped at the crosswalk because the children are coming out of Nellie Bennett crossing over Beaver Dam and somebody is behind me not understanding why I am stopping, so they try to go around me. I literally save lives at least once a month moving my car into the shoulder to prevent people from going around me. Asked if there is any way they can balusters put on the shoulder where the crosswalks are to help save lives?”

**Mayor Sabosik stated that he will look into this with the Police Chief and that it is a very good suggestion.**

**Resident:** Beaver Dam Road – Thanked the Mayor and Council for considering her suggestion.

**Resident:** Spruce Street: Asked if they were knocking down the Pable and Evertz building.

Mayor and Council responded that they will not be knocking down this building.

**Mayor Sabosik stated that we will be holding the Reorganization Meeting on Monday, January 1<sup>st</sup>, 2024, at 12pm here at the Municipal Building**

**MOTION TO ADJOURN**

**All in Favor.**

**TRANSCRIBED BY: VERONICA THWING, DEPUTY BOROUGH CLERK**

**ATTEST:**

**APPROVED:**

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**ANTOINETTE JONES, RMC, CMR  
BOROUGH CLERK**

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**ROBERT A. SABOSIK  
MAYOR**