

**AGENDA**  
**POINT PLEASANT PLANNING BOARD**  
**February 22, 2024**

Meeting Called to Order

Salute to the Flag

Entertain a motion that the calling of the meeting to order be approved in that notice setting forth time, date, location and to the extent known, the agenda of the meeting indicating that final action may be taken was prominently posted in the lobby of the Borough Hall at a place reserved for such notice, communicated to two newspapers, and filed with the Borough Clerk.

Roll Call

**NEW BUSINESS:**

Major Site Plan - Block 36, Lot 1.01 – 2113 River Road  
Applicant: Lombardi Residential, LLC  
Attorney: John J. Jackson, III, Esq.

Amended Minor Subdivision – (continuation) - Block 13, Lot 23.02 – 825 Trenton Avenue  
*POSTPONED; APPLICANT WILL RESUBMIT* Applicant: Smith, Stephen & Kristen  
Attorney: Richard J. Pepsny, Esq.

Preliminary & Final Site Plan - Block 123, Lots 10 & 12 – 1039 & 1029 Ocean Road  
Applicant: Point Pleasant Properties, LLC  
Attorney: John J. Jackson, III, Esq.

Minor Subdivision - Block 142, Lot 10 – 650 Delaware Avenue  
Applicant: AEM Revocable Trust/Matuschat  
Attorney: John J. Jackson, III, Esq.  
“Whispering Woods” public hearing on amended subdivision plan  
proposed by litigants to resolve pending appeal of prior approval

**OLD BUSINESS:**

**Exempt Site Plan Committee Report**

**Environmental Commission Report**

**VOUCHERS:**

**Montenegro, Thompson, Montenegro & Genz:** General Board Business 2024 \$615.00; Litigation (AEM Revocable Trust) \$975.00; (Board ads. Gasiorowski) \$465.00; 1104 Arnold Avenue, LLC \$45.00; 1117 Sampson, LLC \$315.00; Halter \$330.00; Healy \$330.00; Hurler \$750.00; Point Pleasant Properties, LLC \$570.00; Soares \$765.00

**CME Associates:** 1104 Arnold Avenue, LLC \$300.75, \$169.00, \$261.00; 1117 Sampson, LLC \$126.75, \$348.00, \$1,080.00, \$295.75, \$237.00, 171.50; AEM Revocable Trust/Matuschat \$42.25, \$774.75, \$211.25, \$147.50; FNDZ Realty, LLC \$1,473.00, \$42.25; Point Pleasant Properties LLC \$1,183.00

**FORMAL ACTION MAY BE TAKEN**