

**COUNCIL MEETING  
MONDAY, JANUARY 27, 2025  
7:00 P.M.**

<b>Mayor:</b>	<b>Robert A. Sabosik</b>
<b>Council President:</b>	<b>Joseph Furmato (Absent)</b>
<b>Council Member:</b>	<b>Antoinette DePaola</b>
<b>Council Member:</b>	<b>Valerie Coulson</b>
<b>Acting Council President:</b>	<b>Charlene Archer</b>
<b>Council Member:</b>	<b>Joseph Veni</b>
<b>Council Member:</b>	<b>William Stevenson</b>
<b>Borough Attorney:</b>	<b>Jerry J. Dasti, Esq.</b>
<b>Borough Administrator:</b>	<b>Frank Pannucci</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 10, 2025, edition of *The Ocean Star* and January 10, 2025, edition of *The Asbury Park Press*.

**Mayor Sabosik stated the following:** “Tonight we have two proclamations for two organizations that give so much to our town. We always talk up here about how volunteerism is so high in Point Pleasant. Both of these organizations are the epitome of that. We all deeply appreciate everything you do for our town.”

**A. PROCLAMATIONS**

- 1. Celebrating the 10 Year Anniversary of the Point Pleasant Borough Community Emergency Response Team (CERT) and Declaring January 31, 2025, Point Pleasant Borough CERT Team Day in the Borough of Point Pleasant**

The CERT Team thanked the Mayor and Council for their many years of support.

- 2. Congratulating the Point Pleasant Borough Office of Emergency Management (OEM) on Being Named the American Red Cross’s New Jersey Central Region Community Partner of the Year, and Declaring February 1, 2025, as Office of Emergency Management Day in The Borough of Point Pleasant**

The OEM thanked the Mayor and Council for their support and appreciation.

## **B. WORKSHOP**

### **1. Committee Reports**

**Council Member Veni stated the following:** “I would like to congratulate both the CERT Team and the OEM. I personally want to thank each and every one of you for the time you put in to train and retrain. For being prepared to assist our residents in a moment’s notice should a hazard or a disaster occur in our town. I would also like to thank Jack Burke and Heidi Reilly for their many years of service as part of the Environmental Commission. Heidi served for 7 years while Jack served for 28 years. A sincere to both of you for the years you have dedicated to the town. With that said, the EC would like to welcome three new members. Kate Stevenson, Dana Weiss and Jeannette Sealy. I would like to thank the three of them for volunteering their time. I look forward to working with all of them.

Just to give you an update, the Slade Dale Marsh Restoration using the Christmas Trees is scheduled for Sunday, April 27<sup>th</sup>, weather permitting. The next EC Meeting will be on Tuesday, February 18<sup>th</sup> at 7pm here in the courtroom.

**Council Member DePaola stated the following:** “As the chairperson for our public safety groups, I too would like to congratulate and thank our OEM and CERT Teams for everything they do for our community. Whenever we need them, they are there. They help people to safety. They monitor the weather for us, and they monitor the roadways. They put up roadblocks when needed. They help our Police, Fire and First Aids Squads when asked. They do it because they love this town, and they love helping people. For that, we are eternally grateful for all their volunteerism and help to the Borough.

The police department wants to remind all residents that tax season is upon us. Unfortunately, there are those to seek to take advantage of others and will look to obtain the personal identifying information of others through various means. Please protect your personal information. Remember when in doubt, do not give it out. If you believe you are a victim of fraud, please report it to the Point Pleasant Police Department. There have been a number of fraudulent schemes going on right now, one of which is EZ Pass telling people they owe them. But it is not really EZ Pass. Please do not just click on links in an email. Even when your phone caller ID identifies an entity as a bank you may be using, just know that the sophistication of the software that these fraudsters are using can change what your caller ID says. It is not necessarily your bank. Please hang up and call the number you know for your bank so that you can stay clear of these different schemes going on.

As some of you may have read, on January 20<sup>th</sup> at 4:44am, in Wall Township, the police received a call about three masked subjects forcibly entering an occupied home through a window on Baily’s Corner Road. The suspects fled when the police arrived and fortunately, no one was injured but for safety concerns, they had to terminate the pursuit. The reason our Police Department wanted to point this out is because they are monitoring neighboring communities to see what is going on close by and also to remind our residents that these suspects are targeting high end vehicles. They are breaking into homes to steal the keys. Please remove key fobs and secure your homes, doors and windows. You may also want to consider installing audible entry alarms to doors and windows along with installing a surveillance system and motion activated lights.”

**Council Member Coulson stated the following:** “The Recreation programs have been going very well so far. Basketball season is still going strong. We have a new director this year and they have done a great job managing the programs. Our 2025-2026 preschool registration will take place in March. Our summer camp dates are confirmed as June 30<sup>th</sup> – August 8<sup>th</sup>. The full day program is at the Recreation Center and will include K-5. The half day program at Nellie, will host kindercamp as well as K-5. This year, we have new camp directors. Kristin, who was the assistant camp director at the half day program for 10 years, will step into the role of camp director. Allison and Nicole, who were both the preschool teachers, will be co-camp

directors for the full day program. So, we are very happy to have such competent and experienced camp directors.

This spring, our vendor information will be collected through Google forms, which will provide a new and more efficient way to gather all vendor details.

The senior fitness programs are really thriving. There are now 8 different fitness classes. From yoga, to Tai Chi, to balance and core and more. If you want to work on your core, get into our fitness program. They have a great lineup of fitness levels there and it is a very active group.

I also want to say congratulations to the OEM and CERT Team on their awards.”

**Council Member Stevenson stated the following:** “I would like to also congratulate our CERT Team on their 10 years, and as a former member of the OEM, I would like to congratulate them on being named as partner of the year with the American Red Cross. On the Legislature side, I have been in contact with District 10, Chief of Staff, Glen Feldman. As soon as I get freed up, we are going to have lunch and go over some things. I have been reviewing some of the legislation to see what would be beneficial to Point Pleasant. And as Board of Ed Liaison, I did attend the BOE Reorganization Meeting on January 6<sup>th</sup> and unfortunately, I was unable to attend the meeting after that because it was the day of my surgery. But the Superintendent of Schools and I spoke and exchanged contact information. I told him that whatever assistance he may need, just to let us know.

**Acting Council President Archer stated the following:** “I too would like to congratulate the OEM and CERT Team for their awards. All of their volunteerism means a lot for the town. For the Finance Committee, it is budget time, so we are going to be meeting regularly to get our budget finalized and over to the state.

We are now finalizing the memorial tree for the Open Space Committee. They are having meetings with town officials to finalize the program. Hopefully, we will have more details soon and hopefully we can get this project started this year.”

## **2. Report of Mayor**

**Mayor Sabosik stated the following:** “I hope everybody is staying warm. This has been a tough month out there. I want to congratulate our DPW. They have done a wonderful job with the salt applications. I have talked with Mark Lane and it is interesting. They came up with a different salt. Regular salt is ineffective at below 20 degrees. The new salt is below zero. It lasts longer and it is a better salt. I thank Mark for bringing this new product into town.

The Greater Mercer Transportation Management Association came out with an article congratulating Point Pleasant Borough for being one of three towns in Mercer and Ocean County to receive a Safe Routes to School Grant. This administration will continue to install sidewalks and pedestrian crosswalks as the grant money is issued, and we will continue to make this town a walkability town. Mayor’s Hours will be February 19<sup>th</sup> from 5:30pm-6:30pm.”

**C. MINUTES**

- 1. Approve Council Meeting Minutes of December 10, 2024**
- 2. Approve Re-Organization Meeting Minutes of January 5, 2025**

**MOTION: Approve Minutes of December 10, 2024**

**MADE: Archer**

**SECOND: DePaola**

**Mr. Furmato: Absent**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Veni: Yes**

**Mr. Stevenson: Abstain**

**CARRIES:**

**MOTION: Approve Minutes of January 5, 2025**

**MADE: Archer**

**SECOND: DePaola**

**Mr. Furmato: Absent**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Veni: Yes**

**Mr. Stevenson: Yes**

**CARRIES:**

**D. MAYORAL APPOINTMENT**

- 1. Katherine Nelson to the Environmental Commission**
- 2. Jeannette Sealy to the Environmental Commission**

**E. ORDINANCE**

- 1. Final Reading/Public Hearing**

**Ordinance No. 2025-01 – Authorizing the Acquisition of Block 344, Lot 2.02 From Lisa Arms in Accordance with N.J.S.A. 40A:12-5(A)(1)**

**PUBLIC COMMENT: NONE**

**MOTION: Adopt Ordinance**

**MADE: Stevenson**

**SECOND: DePaola**

**Mr. Furmato: Yes**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Veni: Yes**

**Mr. Stevenson: Yes**

**CARRIES:**

**Mayor Sabosik gave it over to Mr. Pannucci to speak about the DCA's fourth round of affordable housing present need and prospective need numbers.**

**Mr. Pannucci stated the following:** "For the town of Point Pleasant, this is actually a good thing. Unlike other towns, the Department of Community Affairs, through the Fair Share Housing Act enacted by Governor Murphy in October, sent every town in New Jersey their present need numbers and their prospective need numbers based on their own calculations. Point Pleasant's, per the DCA, was a present need of 41 with a prospective need of 93 between 2025 and 2035. Due to the fact that Point Pleasant already has our immunity, we have to pass a non-binding declaratory complaint by resolution tonight, before January 31<sup>st</sup> or us, unlike other towns, we will lose that immunity we got from the third round. But, where we are simply saying that we accept the fact that the DCA wants us to have a present need of 41 with a prospective need of 93, our actual town planner is completing our vacant land analysis which will be submitted to the state next month. Once that is submitted it allows us to present our actual numbers, which will be from zero to one. Not 100. It will be one. So, because of the work the Mayor and Council is doing, when this is all said and done, by June, our present need will be between zero and one as opposed to the number the DCA came up with of 41 to 93. Mayor and Council did a really good job with that, and this is really just an exercise because there are deadlines that we have to pass and get something out to the state today."

**Mayor Sabosik stated the following:** "I want to thank the Council for helping do this. It is amazing the figures that they come up with and the real numbers that we come up with. And our numbers are right. We will be appealing this within 48 hours, and as the town administrator said, we are probably going to have to put zero to one in."

**F. 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. Coulson**

**SECOND: Mr. Veni**

**APPROVED: All in Favor**

**Acting Council President Archer opened the meeting to the public.**

**Resident: Foster Road – Asked about consent agenda item #16 regarding lights at the Arnold Avenue Park.**

Mr. Pannucci responded that we are going to put in for the local recreation improvement grant just to put low level lighting around just like we have at Community Park. It is not meant for overnight stuff, just passive Recreation.

Resident: Foster Road – Remarked about Consent Agenda Item #12 and stated that it was nice to see that it came in under budget and we are actually getting \$24,000.00 back from the estimate.

Mayor Sabosik stated that it was because of the hard work of our Borough Engineer, John LeCompte, and thanked him for watching the dollars and the pennies and for all his hard work. The rest of Council also thanked John for his work.

Acting Council President Archer closed this portion of the meeting.

**G. 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. (056-2025) Bills and Claims
2. (057-2025) Void Check Resolution

The bills for 2025 totaling the amount of \$11,275,776.29 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: Stevenson**

**SECOND: DePaola**

**Mr. Furmato: Absent**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Veni: Yes**

**Mr. Stevenson: Yes**

**CARRIES:**

**H. 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. (058-2025) Authorize Refund of Lien Redemption and Premium Paid at Tax Sale
2. (059-2025) Authorize Adjustment and/or Refund on Certain Tax or Water/Sewer Accounts
3. (060-2025) Canceling Taxes and Authorizing a Refund Pursuant to N.J.S.A.54:4 3.32 – Morehouse
4. (061-2025) Authorize Reimbursements for Recreation Department
5. (062-2025) Authorize Refund for Various Programs – Recreation Department
6. (063-2025) Authorize Recreation Department to Re-Hire Part-Time Seasonals
7. (064-2025) Authorize Refund of Demolition Bond – Block 154, Lot 35, 1325 Bay Avenue
8. (065-2025) Authorize Refund of Demolition Bond – Block 13, Lot 6, 213 Ida Drive

9. (066-2025) **Authorizing Execution of a Shared Services Agreement with the Ocean County Prosecutor’s Program–Fatal Accident Support Team (F.A.S.T.–2025)**
10. (067-2025) **Authorize Henry J. Mancini to Perform Real Estate Appraisal Services – COF #2025-116**
11. (068-2025) **Accepting All Closeout Bonds and Release of the Performance Bond for the 2023 NJDOT Reconstruction of Boulton Avenue Project**
12. (069-2025) **Accepting Closeout Documents and Authorizing Payment of Engineer’s Certificate No. 2 and Municipal Voucher No. 1 in the Amount of \$24,610.13 Submitted by Fiore Paving Company, Inc.**
13. (070-2025) **Appoint Kevin Madonna, PC of Douglas & London, P.C. as Special Counsel for the Borough of Point Pleasant in Conjunction with Ongoing Litigation**
14. (071-2025) **Committing to DCA’s Fourth Round Affordable Housing Present Need and Prospective Need Numbers**
15. (072-2025) **Authorize Purchase of Motorola APX8500 Mobile Radios Through State Contract #83909 from Wireless Communications and Electronics, Inc. – COF #2025-117**
16. (073-2025) **Authorizing Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Community Affairs for Lighting at Arnold Avenue Park**
17. (074-2025) **Approving the Following Applications:**
  - **Clean Ocean Action, Beach Sweeps, Saturday, April 12, 2025, and Saturday, October 18, 2025, from 9:00 AM – 12:30 PM.**
  - **Point Pleasant Chamber of Commerce, Summerfest, Friday, June 6, 2025, and Saturday, June 7, 2025 (rain date June 8, 2025) at Community Park.**
18. (075-2025) **Resolution Confirming the following Personnel Appointments:**
  - **Daniela Maradiegue be appointed to the position of part-time Telecommunication Officer, effective January 27, 2025, on a per diem basis at an hourly rate of \$20.00.**
  - **Brendan Kozak be appointed to the position of part-time Telecommunication Officer, effective January 27, 2025, on a per diem basis at an hourly rate of \$20.00.**
  - **Victor C. Huhn, Jr., Point Pleasant Boro Fire Department Station 75, Volunteer Firefighter, effective January 27, 2025.**

**MOTION: Adopt Resolutions**

**MADE: DePaola**

**SECOND: Coulson**

**Mr. Furmato: Absent**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Veni: Yes**

**Mr. Stevenson: Yes**

**CARRIES:**

## **I. 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. Coulson**

**SECOND: Ms. Archer**

**APPROVED: All in Favor**

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

**Resident: Spruce Street** – “I was just wondering why you never mentioned Jack Neary?”

**Mayor Sabosik stated that he was going to do that at the end of the meeting.**

**Resident: Spruce Street** – “One other question, is it right that the Dunkin Donuts on Route 88 wants to put in a drive through?”

**Mayor Sabosik:** “That is coming before the Planning Board and since I am a member of the Planning Board, I really cannot make a comment to you at this time. There is a rather large amount of people coming out for that. The Planning Board will be looking at that and do our due diligence, as we do on every application that comes before the Planning Board.”

**Resident: Spruce Street** – “The cars would line up down the whole street.”

**Resident: Foster Road** – “I actually saw a streetlight that was repaired.”

**Mayor Sabosik stated that we are getting there. And noted that they did it in cold weather.**

**Seeing no other hands, Mayor Sabosik closed this portion of the meeting.**

**Mayor Sabosik stated the following:** “Before we go into Executive Session, I would like to take a minute to talk about Muskrat Jack. He was a very unique individual. He loved his job, and he loved Point Pleasant Borough. I have had many meetings and talks with him, and to say that he was a dynamic individual would be an understatement. He was motivated, he was honest, and he had integrity. But above all he loved animals, and he did this job for decades. I know that we are all going to miss him. It is a great loss to the town, but I do deeply appreciate what he has done for this town. I know that we will keep him in our memories in a very positive manner.”



**J. EXECUTIVE SESSION**

**MOTION:** Adopt Resolution authorizing Mayor and Council to retire into Executive Session

WHEREAS, Mayor and Council are desirous of retiring into Executive Session to discuss applicable exceptions to the N.J. Open Public Meetings Act; and

WHEREAS, those matters relate to the following:

- 1. Personnel**
- 2. Contractual/Possible Litigation**

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Point Pleasant, County of Ocean, State of New Jersey, as follows:

1. That the Mayor and Council shall retire into Executive Session to discuss the Aforesaid matters; and
2. That minutes shall be taken; and
3. That the matters to be discussed will be in all likelihood be known to the Public when and if the necessity for confidentiality no longer exists; and
4. That at the conclusion thereof, the meeting shall again be opened to the public.

**MOTION: To Retire into Executive Session: Coulson**

**SECOND: DePaola**

**APPROVED: All in favor**

**Executive Session was closed and back into regular session.**

**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**

\_\_\_\_\_  
**ROBERT A. SABOSIK  
MAYOR**