

**AGENDA**  
**POINT PLEASANT PLANNING BOARD**  
**May 22, 2025**

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

**MINUTES:** April 24, 2025

**RESOLUTIONS:**

- |  |  |
|--|--|
| 2025-13 - Minor Subdivision  | Block 29, Lot 12 – 209 Hall Avenue<br>Applicant: TFM Contracting, LLC<br>Approved    |
| 2025-14 - Administrative Approval &<br>Extension of Prior Approval - | Block 115, Lot 13.02 – 913 Atlantic Avenue<br>Applicant: Kelly, Miriam<br>Approved   |
| 2025-15 - Administrative Approval                                    | Block 160, Lot 5 – 1035 Old Farm Road<br>Applicant: ACI Contracting, LLC<br>Approved |

**OLD BUSINESS:**

- |   |   |
|---|---|
| Preliminary & Final Site Plan -<br>(Continued from 2/27/25) | Block 123, Lots 10 & 12 – 1039 & 1029 Ocean Road<br>Applicant: Point Pleasant Properties, LLC<br>Attorney: John J. Jackson, III, Esq. |
|---|---|

**NEW BUSINESS:**

- |                     |  |
|---------------------|--|
| Minor Subdivision - | Block 145.02, Lots 11 & 14<br>Applicant: Keer, Ernest F., V<br>Attorney: William T. Gage, Esq. |
|---------------------|--|

**Exempt Site Plan Committee Report**

**Environmental Commission Report**

**VOUCHERS:**

**Montenegro, Thompson, Montenegro & Genz:** General Board Business \$150.00; Litigation (AEM/Matuschat) \$480.00; 1623 Northstream Parkway \$105.00; ACI Contracting, LLC \$255.00; INF/All

American Ford \$450.00; Keer \$315.00; Kelly \$180.00; TFM Builders, LLC \$300.00; Water's Edge \$270.00

**CME Associates:** ACI Contracting, LLC \$106.00; Keer \$1,419.50; Kelly \$106.00; TFM Builders, LLC \$212.00

**Ocean Star:** \$29.74 (1117 Sampson, Malanga, Schlegel)

**FORMAL ACTION MAY BE TAKEN**