

POINT PLEASANT PLANNING BOARD
June 26, 2025

The regular meeting of the Planning Board was called to order by Chairwoman Bavais. Ms. Bavais read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll call:

Present: Chairwoman Bavais, Vice Chair Welch, Vice Chair McHugh, Mayor Sabosik, Councilman Furfato, Mr. Pannucci, Mr. Stevenson
Attorney: Ryan Amberger, Esq., Engineer: Laura J. Neumann, P.E., P.P., Board Secretary: Claire Hense
Absent: Messrs. Sestito, Potter and Archer

Chairwoman Bavais stated the Board has one **Resolution** for review this evening, that of Point Pleasant Properties, LLC regarding property located at 1029 & 1039 Ocean Road, a/k/a Block 123, Lots 10 and 12.

A motion was made by Vice Chair Welch and seconded by Councilman Furfato to approve the Resolution of denial. Roll call: YEAS: Brian Welch, Joseph Furfato, Mary Jane Bavais, John McHugh, Jr., Robert Sabosik, Frank Pannucci, William Stevenson. NAYS: None

New Business

Chairwoman Bavais stated the Board has a couple of **applications** to be heard this evening, the first being that of **Currie Wagner**, regarding his property located at 913 Atlantic Avenue, a/k/a Block 115, Lot 13.01.

Mr. Amberger swore in the following witness:

Currie Wagner, 913 Atlantic Avenue

Mr. Wagner stated he is requesting administrative approval to move the garage currently located at 915 Atlantic Avenue onto his property, as was formerly approved at the subdivision hearing. Mr. Wagner stated he would like to "slide" the garage forward an additional 20 feet so it is closer to his house.

Mayor Sabosik wanted to know if the garage is capable of being moved, to which Mr. Wagner responded that yes, he has already had three quotes to have a new slab foundation installed and to move the garage. Chairwoman Bavais wanted to know if he intended to install additional pavement, to which he responded in the negative. Vice Chair Welch wanted to know how soon he intended to accomplish this, to which Mr. Wagner responded "soon".

Ms. Neumann stated the garage will be at 5.7 feet from the property line and requested it be staked. Chairwoman Bavais stated in the back it was 8.2 feet, and Mayor Sabosik wanted to know if Mr. Wagner could move it over 1 foot. Mr. Wagner stated he could move it over, and Chairwoman Bavais stated to make it at 6 feet, to which Mr. Wagner agreed. Vice Chair Welch stated the garage should have been moved prior to the subdivision, and wanted to know why that was not accomplished.

Mr. Amberger swore in the following witness:

Miriam Kelly, owner of 915 Atlantic Avenue.

Ms. Kelly stated she did not yet contract with a builder to construct her house on her lot and stated she needed to sell the 913 Atlantic Avenue house first. Vice Chair Welch stated before the subdivision was perfected, the garage should have been moved and added that he wants to make a point on the record. Mr. Wagner stated he attempted to get onto the Board's last calendar in May, 2025 but his engineer was taking a long time with the drawings, and added that he needs the garage for storage.

Chairwoman Bavais opened the meeting to the public for any questions of the witnesses; there were none. Chairwoman Bavais opened the meeting to the public for any comments; there were none so that portion of the meeting was closed. Ms. Neumann stated this is holding up the filing of the map. Ms. Kelly stated she believes she has six months and he (Mr. Wagner) has 30 days from now to move the garage. Vice Chair McHugh wanted to know if the Resolution needs to be adopted in order for the 30 days to start running, to which Mr. Amberger responded that it starts tonight.

A motion was made by Mr. Stevenson and seconded by Mayor Sabosik to approve this application. Roll call: YEAS: William Stevenson, Robert Sabosik, Mary Jane Bavais, Brian Welch, John McHugh, Jr., Joseph Furmato, Frank Pannucci.

Chairwoman Bavais stated the next **application** to be heard this evening is that of **Ernest F. Keer, V** regarding the property located at 830 Old Farm Road, a/k/a Block 145.02, Lots 11 & 14.

William T. Gage, Esq., Bay Head, came forward.

Mr. Gage stated he is here on behalf of the applicant, Ernest F. Keer, V who is the owner of 824 Old Farm Road, and who is the contract purchaser of a portion of the property located at 830 Old Farm Road. Mr. Gage stated his client wishes to merge a portion of 830 Old Farm Road with his client's property in order to change the property line. Mr. Gage stated there are currently two non-conforming conditions which will be eliminated by this minor subdivision.

Mr. Gage requested a sidewalk and curb waiver as this subdivision is located in the rear of the property, stated he will file this by plat, not Deed, and added there are no trees contemplated being removed.

Mr. Amberger swore in the following witness:

Kenneth Schlatmann, P.E., P.P., Schlatmann Engineering Associates, LLC, Toms River

Mr. Schlatmann stated he did not prepare the subdivision plan but he carefully reviewed same. Mr. Schlatmann stated these are two existing properties known as lots 11 and 14, and that applicant is looking to cut off a portion of lot 11 and attach it to lot 14 thereby making lot 11 larger and lot 14 more shallow. Mr. Schlatmann stated this would change the lots to numbers 11.01 and 14.01. Mr. Gage stated they would, of course, check with the Tax Assessor to confirm this. Mr. Schlatmann stated the rear line of lot 14 will be eliminated, and stated he read the review letter from the Board Engineer.

Ms. Neumann stated this matter is simple in nature, adding there are a couple of non-conforming conditions for which they have no ability to change, and stating this is essentially conveyance of lot area whereby applicant is eliminating two non-conforming conditions. Mr. Gage stated they will comply with a survey and lot numbers. Ms. Neumann stated applicant is still subject to the Pedestrian and Sidewalk Safety Fund. Mr. Schlatmann stated the existing lot line will be removed.

Chairwoman Bavais opened the meeting to the public for any questions of the witnesses; there were none. Chairwoman Bavais opened the meeting to the public for any comments; there were none so that portion of the meeting was closed.

A motion was made by Mr. Stevenson and seconded by Chairwoman Bavais to approve this application. Roll call: YEAS: William Stevenson, Mary Jane Bavais, Robert Sabosik, Brian Welch, John McHugh, Jr., Joseph Furmato, Frank Pannucci.

Chairwoman Bavais stated the next item on the agenda is the Master Plan Update: Review of Housing Element Fair Share Housing.

Ms. Neumann stated that the State, through Governor Murphy, signed into law a new framework for determining and enforcing all municipalities' affordable housing obligations under Mount Laurel and the NJ Fair Housing Act. Ms. Neumann stated the DCA has issued the numbers and the municipalities have until June 30, 2025 to adopt the Plan. Ms. Neumann stated the Plan was not provided to her office, but the Board members were provided with copies. Mayor Sabosik stated that basically we have to comply with the order from Trenton.

Mr. Pannucci stated the present need is 40 and in the future, it will be 400, but the Borough was able to get it down to zero due to the fact they counted a lot of land in town such as school fields. Mr. Amberger stated Council directed the Plan be prepared. Ms. Neumann stated the document is typically a document of the Planning Board, adding that the Board is adopting and Council will do any Ordinances required in conjunction with the adoption.

Chairwoman Bavais asked the Board members if they had any questions. Seeing none, it was put to the Board for a vote.

A motion was made by Vice Chair Welch and seconded by Councilman Furrato to adopt the Fourth Round Housing Element and Fair Share Plan update. Roll call: YEAS: Brian Welch, Joseph Furrato, Mary Jane Bavais, John McHugh, Jr., Robert Sabosik, Frank Pannucci, William Stevenson.

Mr. Pannucci stated normally the Board waits until the following month's meeting to adopt Resolutions but asked if the Board could move this along due to time constraints as this Resolution is needed this week. Mr. Amberger stated that in anticipation of the Board approving same, he prepared a Resolution. Mr. Amberger proceeded to read the proposed Resolution, No. 2025-17, into the record.

A motion was made by Mr. Stevenson to approve the Resolution and seconded by Vice Chairman Welch. Roll call: YEAS: William Stevenson, Brian Welch, Mary Jane Bavais, John McHugh, Jr., Robert Sabosik, Frank Pannucci, Russ Archer

Exempt Site Plan Committee

Mr. Potter was absent but everyone received his June 4, 2025 report regarding the Lokal Brewing Company in place of Frye Brewing.

Environmental Committee

Mr. Potter was absent but everyone received his May 20, 2025 and June 17, 2025 reports.

A motion was made by Mayor Sabosik and seconded by Mr. Pannucci to approve the **vouchers**. All were in favor.

The meeting **adjourned** on a motion by Vice Chair Welch and seconded by Mayor Sabosik. All were in favor.

Respectfully submitted,

Claire S. Hense