

POINT PLEASANT PLANNING BOARD
September 25, 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 Mary Jane Bavais, Vice Chair McHugh, Vice Chair Welch, Mr. Sestito, Mr. Potter, Mr. Stevenson
Attorney: Ben Montenegro, Esq.,
Engineer: Ryan MacNeill, P.E.
Board Secretary: Claire Hense

Approval of Minutes of August 28, 2025

Motion: Made by Mr. Potter, seconded by Vice Chair Welch, to approve the minutes of the August 28, 2025 meeting. The motion passed by a roll call vote.

New Business: Administrative Approval for Block 145, Lot 3502 (1323 Bay Avenue) and Block 145, Lot 3501 (1325 Bay Avenue)

Mr. Montenegro swore in the following two witnesses:

Nestor Guzman

Anne Healy

Both Mr. Guzman and Ms. Healy presented applications for administrative approval for two adjacent properties under construction. The applicants requested to eliminate a side stairwell that was determined to be unsafe as it led directly into the driveway. The proposed change includes adding a new entrance at the rear of each house, which will feature a small landing deck with stairs leading to the backyard.

Board members confirmed that the property site had been cleaned up. Mr. MacNeill questioned the applicants, who affirmed they would continue to comply with all tree removal, replacement, and landscaping plan requirements. In response to a question from Mr. Potter, both Mr. Guzman and Ms. Healy clarified the purpose of the change was to move the entrance away from the driveway to prevent a person from being hit by a car. Mr. MacNeill acknowledged that the change would add a slight amount of impervious coverage but confirmed the total would remain well within the enforced impervious coverage requirements.

The hearing was opened for public comment, but no members of the public came forward. Mr. Montenegro recommended that two separate votes be held for procedural clarity, one for each property.

Motion: Made by Vice Chair Welch and seconded by Mr. Stevenson to approve the application for Block 145, Lot 3502, 1323 Bay Avenue. Chairwoman Bavais thanked the applicant for cleaning the site and requested that they continue to maintain it. The motion passed by a roll call vote.

Motion: Made by Vice Chair Welch and seconded by Mr. Stevenson to approve the application for Block 145, Lot 3501, 1325 Bay Avenue. The motion passed by a roll call vote.

New Business: Preliminary and Final Site Plan Approval for Block 240, Lot 1.01, 832 Beaver Dam Road

Jilian McLeer, Esq. of the JJJ Law Firm, Manasquan, came forward.

Ms. McLeer presented an application on behalf of the applicant, Dr. Michael Karwacki, for preliminary and final site plan approval to operate a dental office at the location.

A PowerPoint presentation consisting of 7 pages was marked as **Exhibit A-1**. The application included a request for a design waiver for parking, proposing 9 spaces where 19 are required by ordinance. Ms. McLeer stated that Dr. Karwacki is seeking to move his current practice from 830 Beaver Dam Road to this larger building to provide more space for patients and staff, as the current location lacks a break room and a private office.

Mr. Montenegro swore in the following:

Dr. Michael Karwacki, 830 Beaver Dam Road, Point Pleasant

Dr. Karwacki explained that he has operated his current practice for nearly five years. The current office has three operatories, while the proposed new site will have six, along with a break room, a consult room, and a private office. Dr. Karwacki stated his intention is not to grow the practice tremendously, but to have space to accommodate emergency patients. He noted he has been searching for a suitable new location for over a year.

The discussion focused on the parking variance. Vice Chair Welch raised a concern that with five employees and the applicant, only three parking spaces would remain for patients, while the practice's capacity would double. Dr. Karwacki responded that his current location has seven or eight parking spots and has never had an issue. He explained that many patients are families who arrive in one car, and a significant number of local patients walk to the office. The proximity to the high school and its impact on street parking was noted. As a solution, Chairwoman Bavais suggested that employees could park at the nearby public library lot, a suggestion to which Dr. Karwacki agreed.

Regarding deliveries, Dr. Karwacki stated that for infrequent medical gas deliveries, arrangements could be made for them to occur during lunch hours and use the driveway for staging, which was suggested as a condition of approval. Mr. MacNeill also recommended paving the gravel portion of the parking lot. The applicant's attorney noted that the costs for paving would need to be discussed with the property owner. Ms.

McLeer, confirmed the applicant could comply with most of the engineer's review letter but would request a waiver for a full topographic survey. Mr. MacNeill found this acceptable if a construction detail for striping grades is provided.

Motion: Made by Vice Chair Welch, seconded by Mr. Potter, to approve the application with conditions, including that employees park off-site in the public lot and that the gravel portion of the parking lot be paved. Mr. Montenegro clarified that the paving requirement would be a firm condition, but the applicant could return for administrative review if issues with the property owner arise. The motion passed by a roll call vote.

New Business: Minor Subdivision for 831-833 South Street

Jillian McLeer, Esq. of the JJJ Law Firm, Manasquan, came forward.

Ms. McLeer presented an application on behalf of the applicants, Robert and Katharina Pollock, for a minor subdivision and bulk variances. The proposal is to subdivide a single lot which currently contains a non-conforming multi-family home, into two new lots for the construction of two new single-family homes. A PowerPoint presentation consisting of 15 pages was marked as **Exhibit A-1**. The applicants have owned the property for 20 years.

Mr. Montenegro swore in the following witness:

Kenneth Smith, P.E., P.P. of Lindstrom, Diessner & Carr, Brick

Mr. Smith explained that variances are required for lot width and lot area. He presented an exhibit showing that many lots in the neighborhood are similarly non-conforming and argued the proposal is in keeping with the character of the area. He stated the variances could be granted under the C2 criteria because the project eliminates a non-conforming use and promotes municipal land use goals without causing substantial detriment. Mr. Smith confirmed the applicant would comply with engineering comments, including contributing to the pedestrian safety fund in lieu of installing sidewalks and curbing, and providing two new shade trees per lot in addition to any required replacement trees per the Borough's tree ordinance.

Robert Pollock, Front Street, Point Pleasant

Mr. Pollock, the applicant, was sworn in to address a question about the architectural plans, which contained a typo listing multiple "family rooms." Mr. Pollock confirmed this was an error and that corrected plans showing a standard layout would be provided. In response to a question from Mr. Stevenson, Mr. Pollock also agreed to relocate the proposed gas and electric meters on one of the lots away from the walkway as a condition of approval. Mr. Montenegro sought clarification that future owners could install a pool or patio without returning for approval, provided it creates no new variances. The Board confirmed this was acceptable, as the proposed lot coverage is well below the maximum allowed. The hearing was opened to the public, with no one speaking.

Motion: Made by Vice Chair McHugh and seconded by Mr. Stevenson to approve the application with the condition that corrected architectural plans with proper room labels be provided. The motion passed unanimously by a roll call vote.

Committee Reports

Mr. Potter reported that the Site Plan Committee did not meet.

Mr. Potter provided a report from the Environmental Commission's September 16th meeting. The commission discussed scheduling Earth Day for Saturday, April 26, 2026, with a rain date of Sunday, April 27, 2026. The Salt Marsh stabilization project is moving forward with surveying currently being conducted. The Commission is also discussing a resiliency grant to consider requiring dumpsters to be covered at all times, especially at job sites. Reminders were given for an Environmental Congress Meeting on October 10th and a Jersey Friendly Yards Native Plant Sale on Saturday, September 27th.

Board Discussion

Vice Chair Welch raised concerns about a previously approved subdivision on Ida Drive, describing it as "ridiculously overbuilt" and noting issues with construction site management, including dirt piles in the road. Vice Chair Welch urged the Board to be more stringent with future subdivision approvals, and stated the Board should think before "rubber stamping". Chairwoman Bavais disagreed and stated she does not think the Board does so. Mr. Potter stated he does not believe the Board did anything wrong, and that very few of the houses on Ida Drive are set back. Mr. Montenegro responded that the approval was granted to resolve a lawsuit and that the final plan was largely compliant, with only a front setback variance that was in line with other homes on the street. Other board members noted that each application is judged on its own merits and that site management issues are a matter for town code enforcement. The discussion concluded with an agreement to remain mindful of such impacts on future applications.

Adjournment

A motion to pay the bills was made, seconded, and approved. A motion to adjourn was made and seconded, with all in favor. The meeting concluded.

The next meeting date is Thursday, October 9, 2025.

Respectfully submitted,

Claire S. Hense