

AGENDA
POINT PLEASANT PLANNING BOARD
OCTOBER 9, 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: September 25, 2025

RESOLUTIONS:

- | | |
|--------------------------------------|--|
| 2025-21 - Administrative Approval | Block 145, Lot 35.02 – 1323 Bay Avenue
Applicant: Curtin, Kevin
Approved |
| 2025-22 - Administrative Approval | Block 145, Lot 35.01 – 1325 Bay Avenue
Applicant: KAN Investments, LLC
Approved |
| 2025-23 - Prelim. Site Plan Approval | Block 240, Lot 1.01 – 832 Beaver Dam Road
Applicant: Karwacki, Michael, D.M.D.
Approved |
| 2025-24 - Minor Subdivision | Block 262, Lot 14 – 831-833 South Street
Applicant: Pollock, Robert & Katharina
Approved |

NEW BUSINESS:

- | | |
|---------------------------------|---|
| Extension of Time to File Map – | Block 29, Lots 12 – 209 Hall Avenue
Applicant: TFM Builders, LLC
Attorney: Adam J. Steuerman, Esq. |
| Prelim. & Final Site Plan - | Block 41, Lots 1 & 3 – 2401 & 2405 Lakewood Road
Applicant: East Tree, LLC
Attorney: Jilian L. McLeer, Esq. |
| Minor Subdivision - | Block 98, Lot 29 – 1145 Harding Place
Applicant: 1145 Harding, LLC
Attorney: Joseph D. Coronato, Sr., Esq. |

OLD BUSINESS:

Exempt Site Plan Committee Report

Environmental Commission Report

VOUCHERS:

Montenegro, Thompson, Montenegro & Genz: General Board Business 2025 \$; Litigation (Board ads. Pt. Pleasant Properties) \$;

CME Associates:

The Ocean Star: Legal Notice (Affordable Housing) \$30.36

FORMAL ACTION MAY BE TAKEN