

AGENDA
POINT PLEASANT PLANNING BOARD
NOVEMBER 13, 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: October 9, 2025

RESOLUTIONS:

2025-25 - Ext. of Time to File Map	Block 29, Lot 12 – 209 Hall Avenue Applicant: TFM Builders, LLC Approved
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2025-26 - Minor Subdivision	Block 98, Lot 29 – 1145 Harding Place Applicant: 1145 Harding, LLC Approved
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NEW BUSINESS:

Preliminary & Final Site Plan (cont'd) -	Block 41, Lots 1 & 3 – 2401 & 2405 Lakewood Road Applicant: East Tree, LLC Attorney: Jilian L. McLeer, Esq.
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Minor Subdivision -	Block 16, Lots 57 & 57.01 – 2406 Moore Avenue & 1121 Old Drift Road Applicant: James & Ashley Krauszer Attorney: John J. Jackson, III, Esq.
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OLD BUSINESS:

Exempt Site Plan Committee Report

Environmental Commission Report – Report dated October 27, 2025

VOUCHERS:

Montenegro, Thompson, Montenegro & Genz: General Board Business 2025 \$330.00; Litigation (Board ads. Pt. Pleasant Properties) \$945.00; Affordable Housing \$270.00; 1145 Harding, LLC \$90.00; Curtin \$225.00; East Tree, LLC \$150.00; KAN Investments, LLC \$270.00; Karwacki \$480.00; Kelly \$45.00; Ocean Bay Developers, LLC \$375.00;

CME Associates: 1145 Harding, LLC \$954.00, \$318.00; East Tree, LLC \$742.00, \$265.00; Karwacki \$318.00; Krauszer \$212.00; Ocean Bay Developers, LLC \$477.00, \$2,602.00; TFM Builders, LLC \$106.00, \$360.00, \$53.00

FORMAL ACTION MAY BE TAKEN