

**AGENDA**  
**POINT PLEASANT PLANNING BOARD**  
**DECEMBER 11, 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:** November 13, 2025

**RESOLUTIONS:**

2025-27 Minor Subdivision	Block 172, Lots 19 & 24 – 2406 Moore Avenue & 1121 Old Drift Road Applicant: Krauszer, James & Ashley Approved
2025-28 Preliminary & Final Site Plan	Block 41, Lots 1 & 3 – 2401 & 2405 Lakewood Road Applicant: East Tree, LLC Approved

**NEW BUSINESS:**

**OLD BUSINESS:**

**Exempt Site Plan Committee Report**

**Environmental Commission Report –** Report dated November 18, 2025

**VOUCHERS:**

**Montenegro, Thompson, Montenegro & Genz:** General Board Business 2025 \$345.00; Litigation (Board ads. Pt. Pleasant Properties) \$2,701.00; 1145 Harding Place, LLC \$825.00; Karwacki \$630.00; Krauszer \$735.00; Ocean Bay Developers, LLC \$300.00, \$225.00; Pollock \$375.00, \$630.00; TFM Builders, LLC \$165.00

**CME Associates:** Krauszer \$1,080.00, \$265.00; Ocean Bay Developers, LLC \$636.00; Pollock \$318.00  
**The Ocean Star:** Legal advertising (TFM & 1145 Harding) \$26.02

**FORMAL ACTION MAY BE TAKEN**