

**POINT PLEASANT PLANNING BOARD**  
**October 9, 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, Mayor Sabosik, Councilman Furmato, Mr. Pannucci, Mr. Archer  
Attorney: Ben Montenegro, Esq.,  
Engineer: Laura Neumann, P.E., P.P.  
Board Secretary: Claire Hense

**Call to Order and Approval of Notice**

Chairwoman Bavais called the meeting to order. A motion was entertained and approved to confirm that notice of the meeting's time, date, location, and agenda was properly posted and communicated in accordance with regulations. A roll call was then conducted.

**Approval of Minutes**

The board reviewed the Minutes from the meeting of September 25, 2025.

**Motion:** Made by Vice Chair Welch and seconded by Vice Chair McHugh to approve the minutes of the September 25, 2025 meeting. The motion passed upon a roll call vote.

**Memorialization of Resolutions**

The Board considered four resolutions for memorialization.

Resolution 2025-2021, an administrative approval for applicant **Kevin Curtain** at 1323 Bay Avenue, was presented. A motion was made by Vice Chair McHugh and seconded by Vice Chair Welch to approve the Resolution, and the motion passed.

Resolution 2025-22, an administrative approval for applicant **KAN Investments, LLC** at 1325 Bay Avenue, was presented. A motion was made by Vice Chair Welch and seconded by Vice Chair McHugh to approve the Resolution, and the motion passed.

Resolution 2025-23, a preliminary site plan approval for applicant **Dr. Michael Karwacki** at 832 Beaverdam Road, was presented. A motion was made by Vice Chair McHugh and seconded by Vice Chair Welch to approve the Resolution, and the motion passed.

Resolution 2025-24, a minor subdivision for applicants **Robert and Katarina Pollock** at 831-833 South Street, was presented. A motion was made by Vice Chair

Welch and seconded by Vice Chair McHugh to approve the Resolution, and the motion passed.

**New Business:**

**Extension of Time - Block 29, Lot 12, 209 Hall Avenue (TFM Builders LLC)**

**Adam J. Steuerman, Esq.**, Point Pleasant Beach, representing the applicant TFM Builders LLC, requested a 90-day extension of time to file a final map for a previously approved subdivision. Mr. Steuerman stated that the applicant was pending final signatures before proceeding to the County for approval and that the current deadline was November 25, 2025. While noting that a one-year extension has been typical in the past, Board engineer Laura Neumann stated that a 90-day extension was a realistic request to get the final signatures, get on the County's agenda, and get the map filed. The Board considered the request reasonable.

**Motion:** Made by Mayor Sabosik, seconded by Mr. Pannucci, to approve the 90-day extension. The motion passed upon a roll call vote.

**New Business:**

**Preliminary and Final Site Plan - Block 41, Lots 1 & 3, 2401 & 2405 Lakewood Road (East Tree, LLC)**

**Jilian McLeer, Esq.**, JJJ Law Firm, Manasquan, representing the applicant East Tree, LLC, presented an application for preliminary and final site plan approval to construct a two-story, approximately 2,000 square foot office and garage building for use as a commercial flex space. The property is located on Lakewood Road, a/k/a Route 88 in the General Commercial Zone.

The applicant, **Chris Torrisi**, was sworn in by Mr. Montenegro.

Mr. Torrisi testified that his business had grown since a previous approval in 2020 thereby necessitating a larger space. He stated that his operation involves six vehicles and four trailers, and that no bulk materials like mulch or stone would be stored on site.

Discussion focused on two primary issues. First, the applicant's plan to rent a second unit to another tradesperson, such as a plumber or electrician, raised Board concerns about insufficient on-site parking and the potential for vehicle overflow onto the street. Board engineer Laura Neumann suggested that the Board could consider not granting final approval for the second tenant at this time, requiring the applicant to return for approval once a specific tenant is identified.

The second major issue was the applicant's request for a waiver from installing sidewalks and curbs. The applicant's engineer, **Kenneth Smith, P.E., P.P.** of Lindstrom, Diessner & Carr, Brick, was sworn in by Mr. Montenegro.

Mr. Smith explained that the site is located in a depression and that foregoing curbs would allow stormwater to sheet flow into the proposed on-site drainage basins. Board members strongly objected to the waiver, citing the town's focus on pedestrian safety, the presence of sidewalks on nearby properties, and ongoing projects to improve

walkability along Route 88. Members stated that the inclusion of sidewalks was a non-starter and a requirement for approval. After a brief recess, Ms. McLeer informed the Board that the applicant agreed to provide sidewalks on all property frontages and would update the drainage plans accordingly. The Board's engineer, Laura Neumann, P.E., P.P., noted that her office still had outstanding technical comments on the stormwater management plan. The Board determined that the application should be carried to a future meeting to allow the applicant to submit a fully revised plan.

**Motion:** Made by Vice Chair Welch and seconded by Councilman Furmato to carry the application to the November 13, 2025 meeting without further notice. The motion passed upon a roll call vote.

### **New Business:**

#### **Minor Subdivision - Block 98, Lot 29, 1145 Harding Place (1145 Harding, LLC)**

**Joseph D. Coronato, Sr., Esq.**, Toms River, on behalf of the applicant 1145 Harding LLC, presented an application for a minor subdivision to divide an existing oversized lot into two lots for the construction of two new single-family homes. The proposal required one variance for lot width, where one of the proposed lots would be 74.1 feet wide instead of the required 75 feet.

The applicant's engineer, **Patrick Ward, P.E., P.P.** of InSite Engineering, Wall, was sworn in by Mr. Montenegro.

Mr. Ward described the project, noting that both proposed lots would be significantly larger than the 7,500 square foot minimum required in the zone.

Board and public discussion centered on several concerns. Residents of Harding Place expressed concern about the impact of two new homes on parking and traffic on the narrow, dead-end street, noting that parking is already challenging. Board member and Vice Chair Welch, raised an issue with the proposed location of several air conditioning condensers and a generator along a property line, citing potential noise impacts on the adjacent neighbor. In response to these concerns, the applicant agreed to several conditions.

The applicant's architect, **Dustin Brown, R.A.**, Sea Girt, was sworn in by Mr. Montenegro.

Mr. Brown stated a willingness to relocate the equipment to a less impactful area, such as between the two new garages. The applicant also agreed to revise the site plan to move the landward house back to create two additional on-site parking spaces. Regarding a request for a sidewalk waiver, it was agreed that a contribution to the Borough's Pedestrian Safety Fund would be appropriate given the location. The applicant also agreed to remove an existing chain-link fence on the property at the time of construction.

**Motion:** Made by Vice Chair Welch, seconded by Mr. Archer to approve the minor subdivision with the conditions discussed during the hearing. The motion passed upon a roll call vote.

### **Action Items**

- **East Tree, LLC:** The applicant is to revise the site plan to include sidewalks and curbs on all street frontages, update the drainage and stormwater management design to accommodate the new features, address the Board engineer's technical comments, and return on November 13, 2025 to present the revised application.
- **1145 Harding, LLC:** The applicant shall revise the site plan to relocate the air conditioning condensers and generator to minimize noise impact on the neighboring property. The plan will also be revised to move the landward house back sufficiently to create two additional on-site parking spaces. The applicant will contribute to the Borough's Pedestrian Safety Fund in lieu of installing sidewalks, and will remove the existing chain-link fence on the property at the time of construction.
- **Board Member Frank Pannucci:** To provide contact information to a resident of Harding Place to facilitate a separate discussion with the Mayor, Council, and Police Chief regarding potential "No Parking" restrictions on the street. Note: the resident left before Mr. Pannucci could provide his business card.

### **Payment of Bills**

A motion was made by Mr. Archer and seconded by Vice Chair McHugh to pay the bills. All were in agreement.

### **Adjournment**

A motion was made and passed to adjourn the meeting. The meeting concluded.

The next meeting date is November 13, 2025.

Respectfully submitted,

Claire S. Hense