

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

2025-26 - Minor Subdivision

Block 98, Lot 29 – 1145 Harding Place
Applicant: 1145 Harding, LLC
Approved

NEW BUSINESS:

Minor Subdivision -

Block 16, Lots 57 & 57.01 – 2406 Moore Avenue & 1121 Old Drift Road
Applicant: James & Ashley Krauszer
Attorney: Julian L. McLeer, Esq.

Preliminary & Final Site Plan (cont'd) -

Block 41, Lots 1 & 3 – 2401 & 2405 Lakewood Road
Applicant: East Tree, LLC
Attorney: Julian L. McLeer, Esq.

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, \$2,190.00; Affordable Housing \$270.00; 51 Holly Road Associates, LLC \$150.00; 1145 Harding, LLC \$90.00; Curtin \$225.00, \$30.00; East Tree, LLC \$150.00,

\$225.00; KAN Investments, LLC \$270.00, \$30.00; 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, \$1,613.50; Karwacki \$318.00; Krauszer \$212.00, \$424.00; Ocean Bay Developers, LLC \$477.00, \$2,602.00; TFM Builders, LLC \$106.00, \$360.00, \$53.00

The Ocean Star: Legal advertising (Curtin/KAN/Karwacki/Pollock) \$32.84

FORMAL ACTION MAY BE TAKEN