

**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<br>Applicant: TFM Builders, LLC<br>Approved |
|------------------------------------|--|

|                             |   |
|-----------------------------|---|
| 2025-26 - Minor Subdivision | Block 98, Lot 29 – 1145 Harding Place<br>Applicant: 1145 Harding, LLC<br>Approved |
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**NEW BUSINESS:**

|                     |   |
|---------------------|---|
| Minor Subdivision - | Block 16, Lots 57 & 57.01 – 2406 Moore Avenue & 1121 Old Drift Road<br>Applicant: James & Ashley Krauszer<br>Attorney: Jilian L. McLeer, Esq. |
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| Preliminary & Final Site Plan (cont'd) - | Block 41, Lots 1 & 3 – 2401 & 2405 Lakewood Road<br>Applicant: East Tree, LLC<br>Attorney: Jilian L. McLeer, 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, \$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**