

POINT PLEASANT PLANNING BOARD
December 11, 2025

The regular meeting of the Planning Board was called to order by Vice Chair McHugh followed by the Pledge of Allegiance. Mr. McHugh read the Notice of Compliance which states that adequate notice of the meeting had been given.

Roll call

Present: Vice Chair Welch, Vice Chair McHugh, Mayor Sabosik, Mr. Pannucci, Mr. Sestito, Mr. Potter, Mr. Archer and Mr. Stevenson
Attorney: Ben Montenegro, Esq.
Board Secretary: Claire Hense

Call to Order and Approval of Notice

Vice Chairman McHugh called the meeting to order. A motion was entertained and approved to confirm that notice of the meeting's time, date, location, and the 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 November 13, 2025.

Motion: Made by Mr. Potter and seconded by Mr. Stevenson to approve the Minutes of the November 13, 2025 meeting. The motion passed upon a roll call vote.

Resolutions

The Board first considered Resolution 2025-27, a minor subdivision for Block 172, Lots 19 and 24, located at 2406 Moore Avenue and 1121 Old Drift Road for applicants James and Ashley **Krauszer**. Mayor Sabosik inquired about the status of a required lease document. James Krauszer came forward to state that he had received the copy signed by the other party the previous day, and that he had signed and returned it that evening. Mr. Montenegro confirmed that a condition of the approval is that the fully signed document must be provided to the Board's attorney prior to the map being filed.

Motion: Made by Mayor Sabosik, seconded by Mr. Potter, to **approve Resolution 2025-27**. The motion passed following a roll call vote.

The Board next considered Resolution 2025-28, a preliminary and final site plan for Block 41, Lots 1 and 3, located at 2401 and 2405 Lakewood Road for applicant **East Tree, LLC**.

Motion: Made by Vice Chair Welch, seconded by Mr. Archer, to **approve Resolution 2025-28**. The motion passed following a roll call vote.

Committee and Staff Reports

Mr. Potter stated the Exempt Site Plan Committee did not meet and therefore there is no report.

Mr. Potter stated the Environmental Commission report dated November 18, 2025 was noted as being included in the meeting packet. There were no questions.

Motion: Made by Mr. Potter, seconded by Mr. Stevenson to **approve the payment of bills.** The motion passed following a roll call vote.

Mr. Montenegro provided a status update on the legal appeal for the Dunkin' Donuts property. The trial before Judge Hodgson in Ocean County has been rescheduled to Tuesday, December 16, 2025. Mr. Montenegro anticipates a decision from the judge approximately 30 days after the hearing, likely in January, 2026. In response to questions from Mr. Potter and Mayor Sabosik, Mr. Montenegro explained the subsequent appeal process. An appeal would go to a three-judge Appellate panel in Trenton, a process involving re-briefing all issues and another oral argument, which Mr. Montenegro estimated could take approximately one year from the time of filing.

A discussion followed regarding the Dunkin' Donuts site. Mr. Stevenson observed that since school opened, students on bikes congregate at the current Dunkin' Donuts in the afternoon, and noted a police officer is present at Benedict Street to assist with school bus traffic. This observation was made in contrast to the applicant's traffic expert, who had testified to not seeing an officer there. It was also mentioned that the expert testified the building next door previously operating as Broadway Signs was empty, though it is still in operation. Mr. Welch observed that the two streets beyond the Dunkin' Donuts site state "no left turn".

Announcements and New Business

Mr. Stevenson announced that the Lovelandtown Bridge is scheduled to be closed to all traffic for maintenance repairs for two months beginning approximately January 2, 2026. However, Mr. Pannucci stated that Borough Hall, the Police Department, and Public Works had not yet received official notification from the Department of Transportation (DOT) and noted that the project was only supposed to last for three weeks. It was also mentioned that pedestrian lanes might remain open. The Board acknowledged the conflicting information and the need to await further details.

Mayor Sabosik stated he is assuming all Board members are returning next year. The Board confirmed its annual reorganization meeting will take place during the next regular meeting on January 22, 2026 at 7 pm. (Note: This date was later changed to January 29, 2026)

Action Items

- **Mr. Krauszer was directed to ensure his attorney provides the finalized lease document for his subdivision (Resolution 2025-27) to the Borough's attorney to permit the map filing.**

Adjournment

Motion: Made by Vice Chair Welch and seconded by Mr. Potter to **adjourn the meeting.** The motion passed.

The meeting concluded.

The next meeting is scheduled for January 22nd.

Respectfully submitted,

Claire S. Hense