

Point Pleasant Planning Board

February 26, 2026

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 Bavais, Vice Chair Welch, Vice Chair McHugh, Mayor Sabosik, Councilman Furrato, Mr. Pannucci, Mr. Sestito, Mr. Potter, Mr. Archer, Mr. Stevenson
Attorney: Ben Montenegro, Esq., Engineer: Ryan MacNeill, P.E., P.P., Board Secretary: Claire Hense

Absent:

Approval of Minutes

Motion: Made by Mr. Potter, seconded by Mayor Sabosik, to **approve the minutes from the January 29, 2026 meeting.** The motion passed.

Resolutions

Resolution 2026-03: Extension of Time to File a Map, Block 145.02, Lots 11 and 14, 824-830 Old Farm Road

The resolution grants an extension of time to file a map for the applicant, Ernst F. Keer V.

Motion: Made by Mayor Sabosik, seconded by Mr. Potter to **approve Resolution 2026-03.** The motion passed.

Resolution 2026-04: Extension of Time to File a Map, Block 262, Lot 14, 831-833 South Street

The resolution grants an extension of time to file a map for the applicants, Pollock, Robert and Katharina.

Motion: Made by Mr. Potter, seconded by Vice Chair McHugh, to **approve Resolution 2026-04.** The motion passed.

New Business: Minor Subdivision, Block 339, Lot 15, 1404-1406 Treeneedle Road

Messrs. Potter and Stevenson recused themselves from the application due to a personal relationship with one of the involved applicants and left the dais.

Adam J. Steuerman, Esq., attorney for the applicant TFM Builders LLC, and its principals Thomas and Aaron McLaughlin, presented an application for a minor subdivision for the property at 1404-1406 Treeneedle Road. The proposal is to demolish the existing multi-family duplex on the 100 by 100-foot lot and subdivide it into two separate 50 by 100-foot lots. Two new single-family homes would be constructed, one on each new lot. The application requires variances for lot frontage, proposing 50 feet where 75 feet is required, and for lot area, proposing 5,000 square feet where 7,500 square feet is required. Waivers were also requested for sidewalk, curb, shade trees, and the location of a roof drainage system.

Mr. Montenegro swore in the following witnesses:

Kevin E. Shelly, P.E., Shore Point Engineering, Manasquan, who is the applicant's engineer, provided testimony. He stated the project would eliminate a non-conforming multi-family use in a single-family R1A zone. Each new home would have a 20-foot wide concrete driveway and a garage. He noted that within the block, twelve of the fourteen lots have widths under 75 feet, and nine are under 7,500 square feet. A Board member pointed out that lots across the street, while having similar frontages, have significantly greater depths, ranging from 110 to 147 feet. Mr. Shelly clarified that the lots on the same side of the street as the subject property are typically 100 feet deep. The primary justification for the variances, according to Mr. Shelly, is the public benefit of eliminating a non-conforming duplex and creating two conforming single-family homes that are more consistent with the neighborhood character. The applicant agreed to comply with tree replacement requirements and make a contribution to the Sidewalk Safety Fund in lieu of installing curb and sidewalk. Regarding drainage, Mr. Shelly explained the preference for a recharge system in the front yard to preserve the backyard for future improvements like a pool, and to provide a safe emergency overflow into the street. The applicant agreed to provide soil borings to determine the water table's impact on the feasibility of a basement.

Brian Berzinskis, R.A., owner of Grasso Design Group, Manasquan, the applicant's architect, presented the plans for the two proposed homes. Each would be a two-story residence of just under 2,500 square feet, including the garage, and would be fully compliant with setback and building coverage requirements for the smaller lot size. The designs would feature aesthetic differences, such as varied roof styles (gambrel and gable) and window treatments, to ensure they appear unique. During questioning, Mayor Sabosik raised a concern about the garage size of 16 by 19 feet, noting it would be too small for larger vehicles like pickup trucks. Following this discussion and concerns about the water table, the applicant's team stated they would remove the basement from the plan.

Thomas J. Cohan, a realtor with Berkshire Hathaway, Spring Lake, who is the realtor representing the property owner. Mr. Cohan testified that the owner of the property is out of state. He confirmed the property has been used for annual rentals and that both units were renovated within the last three years.

During the public portion, a resident of the adjacent property at 1408 Treeneedle Road, raised concerns. He noted the absence of a geotechnical report and mentioned that a neighbor has significant groundwater issues requiring a pump. He questioned the

impact of increased impervious coverage from the new driveways on local drainage. He also stated that the proposed 5,000 square foot lots would be substantially smaller than the neighborhood average of 6,840 square feet and that no other lots on the street are as small. He described on-street parking as already being tight, requiring drivers to yield to oncoming traffic.

In summation, Mr. Steurman argued that the project would be a positive addition to the street by replacing a non-conforming duplex with two aesthetically pleasing single-family homes, consistent with the neighborhood.

The Board then deliberated. Several members expressed strong opposition to the application. Concerns included the creation of the two smallest lots on the street, which is contrary to the Master Plan; the small garage size, which would likely lead to more on-street parking; and potential negative impacts on drainage and flooding in an area near the water. Councilman Furmato noted the proposal would increase the total bedroom count on the property from four to eight, likely leading to more cars and traffic. Board members also discussed the loss of rental units which serve as a form of de facto affordable housing for younger families or residents looking to downsize. While the builder's positive reputation was acknowledged by Mayor Sabosik and Vice Chair McHugh, the consensus was that the detriments of the undersized lots and increased density outweighed the benefit of removing the duplex.

Motion: Made by Mr. Pannucci, seconded by Councilman Furmato, to **deny the application for the minor subdivision at 1404-1406 Treeneedle Road**. The motion to deny passed.

Committee Reports and Other Business

The Environmental Commission report from February 17, 2026 was noted as being included in the Board's packet. A brief discussion was held between Chairwoman Bavais and Mr. Potter regarding reserving the stage for the upcoming Earth Day event, during which the dates of April 25 and 26, 2026 were mentioned.

A motion was made to pay the bills.

Motion: A motion to approve the vouchers and pay the bills was made by Vice Chair Welch and seconded by Mr. Potter. The motion passed.

Action Items

- Mr. Potter to **make a reservation for the stage for the Earth Day event**.

Adjournment

A motion to adjourn was made by Mayor Sabosik and seconded by Mr. Potter. The motion passed.

The meeting concluded.

Respectfully submitted,

Claire S. Hense
Board Secretary