

POINT PLEASANT PLANNING BOARD
January 29, 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, Mr. Pannucci, Mr. Potter, Mr. Archer, Mr. Stevenson
Attorney: Ben Montenegro, Esq., Engineer: Laura J. Neumann, P.E., P.P., Board Secretary: Claire Hense
Absent: Councilman Furmato, Mr. Sestito

Annual Reorganization

It was noted for the record that Robert Sebosik, Frank Pannucci, Fred Potter, and Russ Archer have taken their oaths of office. The Board then proceeded with the election of officers for the year.

Motion: Made by Mayor Sabosik, seconded by Mr. McHugh, to **nominate M.J. Bavais as Chairperson.** The motion passed unanimously.

Motion: Made by Mayor Sabosik, seconded by Chairwoman Bavais, to **nominate Jack McHugh as Vice Chairperson.** The motion passed unanimously.

Motion: Made by Mayor Sabosik, seconded by Mr. McHugh, to **nominate Brian Welch as Co-Vice Chairperson.** The motion passed unanimously.

The Board proceeded with professional appointments for the year. **Motion:** Made by Mayor Sabosik seconded by Mr. Welch to **appoint Ben Montenegro, of Montenegro, Thompson, Montenegro & Genz, P.A. as Board Attorney.** The motion passed unanimously.

Motion: Made by Mayor Sabosik, seconded by Mr. Archer, to **appoint Laura Neumann, P.E., P.P. of CME Associates as Board Engineer.** The motion passed unanimously.

Motion: Made by Mayor Sabosik, seconded by Chairwoman Bavais to **appoint Claire Hense as Board Secretary.** The motion passed unanimously.

Motion: Made by Mayor Sabosik, seconded by Mr. Welch, to **approve the meeting dates and times for the year,** which will be the fourth Thursday of each month at 7:00 PM, with the exception of October, November, and December, which will occur on the second Thursday of those months, and also to hold the 2027 re-organization meeting on Thursday, January 28, 2027. The motion passed unanimously.

Motion: Made by Speaker 32, seconded by Speaker 36, to **designate the Ocean Star and the Asbury Park Press as the official newspapers.** The motion passed unanimously.

The Board then made appointments to the Exempt Site Plan Committee.

Motion: Made by Mr. Potter, seconded by Mayor Sabosik to **nominate Jack McHugh as Chairperson of the Exempt Site Plan Committee.** The motion passed unanimously.

Motion: Made by Mr. Welch, seconded by Mr. Archer to **nominate Fred Potter as Vice Chairperson of the Exempt Site Plan Committee.** The motion passed unanimously.

Motion: Made by Mayor Sabosik, seconded by Chairwoman Bavais to **appoint Jim Sestito as a member of the Exempt Site Plan Committee.** The motion passed unanimously.

Motion: Made by Chairwoman Bavais, seconded Mr. Archer to **appoint Mayor Sabosik as a member of the Exempt Site Plan Committee.** The motion passed unanimously.

Approval of Minutes

Motion: Made by Mr. Potter, seconded by Mr. Welch to **approve the minutes from the December 11, 2025 meeting.** The motion passed.

Resolutions

Motion: Made by Mayor Sabosik, seconded by Mr. Potter to **approve Resolution 2026-01, a professional contract for CME Associates.** The motion passed unanimously.

Motion: Made by Mr. McHugh, seconded by Mayor Sabosik to **approve Resolution 2026-02, a professional contract for Montenegro, Thompson, Montenegro, and Genz.** The motion passed unanimously.

New Business: Extension of Time to File Map, Block 145.02, Lot 11 and 14, 830 Old Farm Road

William T. Gage, Esq., Bay Head, attorney for the applicant Ernest F. Keer V, presented a request for an extension of time to file a map for a previously approved minor subdivision. Mr. Gage explained that the Board granted approval on June 26, 2025, but the County Planning Board subsequently required the applicant to obtain a right-of-way easement for a railroad right-of-pass. This process caused a delay, and with the 190-day filing deadline approaching, an extension was necessary to complete the final steps. The applicant requested a 60-day extension.

Motion: Made by Mr. Potter, seconded by Mr. Stevenson to **grant a 60-day extension of time to file the map, effective from the date of the memorializing Resolution.** The motion passed.

New Business: Extension of Time to File Map, Lot 262, Lot 14, 831 and 833 South Street

The board considered a request for an extension of time for the applicants, Robert and Katharina Pollock. The applicants were not present, but had submitted a letter detailing the reasons for the request. The Board noted the delay was related to a road opening permit application. After a brief discussion, the Board determined that a 60-day extension was reasonable.

Motion: Made by Mr. Welch, seconded by Mr. Archer to **grant a 60-day extension of time to file the map.** The motion passed.

New Business: Preliminary and Final Major Subdivision, Block 16, Lots 57 and 57.01, 3000 River Road

Vice Chair McHugh recused himself from the application due to a conflict and stepped down from the dais.

Harvey L. York, Esq., Toms River, attorney for the applicant Ocean Bay Developers, LLC, presented an application for a preliminary and final major subdivision to create four new building lots. The proposal included the demolition of an existing non-conforming two-family structure. Mr. York stated that the applicant required a total of 17 variances for lot width, side yard setbacks, combined side yard setbacks, lot coverage, and for the proposed lots not fronting on an improved street.

Andrew Stockton, P.E, P.L.S., P.P., the applicant's professional engineer and planner, described the existing property and the proposed subdivision. The proposal would create four lots, each over 10,000 square feet, with three of the lots having a 55-foot width where 75 feet is required. The Board raised numerous concerns about the intensity of the development and the number of variances requested.

Mr. Stockton caused to have the following items marked into evidence:

A-1 Aerial image of property with tract layout and proposed subdivision layout from Andrew R. Stockton, P.E., L.S. of Scope Engineering dated January 26, 2026;

A-2 Eight pages (full set) of Final Major Subdivision Plan from Andrew R. Stockton, P.E., L.S. of Scope Engineering dated September 11, 2025;

A-3 "Planning Exhibit" by Andrew R. Stockton, P.E., L.S. of Scope Engineering dated January 26, 2026

A-4 Filed map of original subdivision plat recorded with the Ocean County Clerk on June 10, 1991 as #H-2366

Mr. Cooper caused to have the following item marked into evidence:

A-5 Colored photograph of home constructed by applicant in another town.

Board members questioned the proposed 18-foot driveway width, stating that 20 feet is the minimum required for fire apparatus access. Mr. Stockton acknowledged this and stated the driveway could be widened to 20 feet within the proposed 25-foot easement,

though this would further increase the non-conforming lot coverage from the proposed 40% where 35% is permitted.

Significant discussion occurred regarding a proposed third-floor habitable space containing a bedroom and bathroom, which Board members stated is not permitted. This would require an additional variance for each of the four lots, bringing the total requested variances to 21. The applicant's team later indicated they would remove the habitable half-story.

The Board expressed serious concerns about safety, noting the proposed single access driveway is located on a sharp, blind curve on River Road. Further concerns were raised about the lack of detail in the utility plans, particularly regarding the installation of a new 6-inch water main, its connection point, and the potential disruption to the neighboring property's access. The Board also questioned the applicant's right to construct four driveways over an existing 18-inch Borough sanitary sewer easement without explicit permission.

The applicant's stormwater management report was heavily scrutinized. Board members questioned the use of outdated data from a 2006 NOAA report, the project's design to remain just under the one-acre threshold for major development, and the feasibility of the proposed maintenance plan for the individual lot recharge systems. The plan would place the burden of complex maintenance, including in confined spaces, on future homeowners. It was noted that the maintenance schedule required homeowners to perform inspections after every "major storm" and remove grass clippings immediately to prevent clogging.

Public members were invited to ask questions. A resident living directly behind the property questioned why she was not notified of the initial application to the Department of Environmental Protection. Another adjoining resident expressed concerns about potential drainage and water runoff issues onto her property.

Following extensive questioning from the Board and public regarding the numerous variances and deficiencies in the application, the applicant's attorney, Mr. York, announced that the applicant wished to withdraw the application.

Action Items

- No action items were assigned.

Adjournment A motion to pay the bills was made and approved. A motion to adjourn was made and seconded. The meeting concluded.

Respectfully submitted,

Claire S. Hense

Board Secretary