

**COUNCIL MEETING  
MONDAY, APRIL 20, 2026  
7:00 P.M.**

<b>Mayor:</b>	<b>Robert A. Sabosik</b>
<b>Council President:</b>	<b>Joseph Veni</b>
<b>Council Member:</b>	<b>Antoinette DePaola</b>
<b>Council Member:</b>	<b>Valerie Coulson</b>
<b>Council Member:</b>	<b>Charlene Archer</b>
<b>Council Member:</b>	<b>Joseph Furmato (Absent)</b>
<b>Council Member:</b>	<b>William Stevenson</b>
<b>Borough Attorney:</b>	<b>Greg P. McGucken, Esq.</b>
<b>Borough Administrator:</b>	<b>Frank Pannucci</b>

**THE PLEDGE OF ALLEGIANCE TO THE FLAG**

**STATEMENT BY MAYOR SABOSIK:** Pursuant to the applicable portions of the New Jersey Open Public Meetings Act, adequate notice of this meeting has been given. Notice of this meeting of the Governing Body has been posted in the corridor of the Municipal Building, published in the January 9, 2026, edition of *The Ocean Star* and published in *The Asbury Park Press* on January 9, 2026.

**Mayor Sabosik stated the following:** “Tonight, we have two proclamations going out. One is for National Library Week, and the other is for an unbelievable team who has accomplished so much, and the town of Point Pleasant is so proud of all of you. So, I’ll do the library first because when I announce everybody on the team, they will all have to come up. So first, we are going to do National Library Week. During this week, I encourage all residents to visit our library, explore its resources, and celebrate all the ways that the library draws us together as a community. I believe we have some library representatives here. Come on up.”

**A. PROCLAMATION**

**1. National Library Week April 19-25, 2026**

**Library Representative: Michelle** - Hi, I’m Michelle. I’m the young adult librarian at the Point Pleasant Borough Branch. Thank you all for celebrating National Library Week with us. I just wanted to let you know, our branch has reopened after some significant damage that took place during the winter storm. During the closure, we have improved many aspects of our library, including new carpeting and flooring, as well as LED lighting. We are very happy to be open to our patrons again and ask that you please help us by stopping by. We will be hosting our annual Friends of the Point Pleasant Borough Branch Book Sale on May 1<sup>st</sup> and May 2<sup>nd</sup> and collecting donations on April 27<sup>th</sup>. We will be serving cake in celebration of our reopening next week. I hope to see you there, thank you.”

**2. Honoring Point Pleasant U8 Travel Girls Basketball Team**

## **B. WORKSHOP**

### **1. Committee Reports**

**Council Member Archer stated the following:** “I want to congratulate the team for their championship win. That's so exciting for them, great job. Open Space, I'm the open space liaison, and just wanted to let everyone know that we will be having our memorial tree program applications at Earth Day. So, anybody who wants an application for a memorial tree to be put at one of the parks, you can start getting the applications at the Earth Day event, and also at Town Hall. Mark Lane will have them at DPW as well. And I thank DPW and Mark Lane very much for all the work they did to get this to fruition. During tonight's meeting, we are introducing the municipal budget. This has been easily the hardest budget in at least ten years here. We've been working on this since the end of December, and while we are introducing it tonight on time for state statute, we still have a little more work we'd like to do to hopefully adjust it further before final adoption. Many things are driving this year's budget, which are the same driving forces for every town in the county. The rising health costs and because of the state's mismanagement of the state health benefit system, and the increase of pension contributions for employees. Two snowstorms, one of which was the biggest we've had in decades that fell on a Saturday night and went through to Monday morning, causing soaring overtime costs for plowing, and of course, mandated affordable housing cost to get through our fourth round. While our overall budget is actually less than last year's because we've been cutting spending to make those cost drivers less than we have to and move the needle here. We are hoping that federal government releases storm money to reimburse towns for the snowstorm, as it met the standards for a declaration of emergency. But so far, they have not done so, and that money has to remain in our budget until they do. Thankfully, due to prudent financial planning this mayor and council have been implementing over the last few years, we are in better position to weather this short-term storm than most other towns. While there is no public comment on the budget tonight because it's simply our introduction, our chief financial officer will be here when we adopt the budget, so anyone who is interested will be able to ask him whatever questions they like at that time.”

**Council Member DePaola stated the following:** “In addition to the police department's continuing efforts to prioritize the e-bike safety and enforcement, they have also been strictly enforcing the no passing regulations along Bridge Avenue, which is something that as the weather gets warmer, you will be seeing more of them. We remind motorists, of course, to be extra cautious due to the increase in pedestrian and bike traffic throughout the community. Fortunately, we do have some additional sidewalks that have been installed, and hopefully that will help cut down on the risk to our pedestrians. Two items on tonight's agenda that I'd like to point out. On the agenda is the purchase of a Paladine Drone System. It is being purchased for our police department to help them to be able to deploy the drone in emergency situations and can get the drone to a location quicker than a police officer in a car. We were able to purchase this product, for about seventy-five thousand dollars, because the Chief worked diligently on accessing it and finding ways for us to be able to afford it. And fortunately, by reaching out to the county prosecutor's office, the county prosecutor has allowed us to use forfeiture funds from criminal confiscations to pay for the drone. So, it will be an asset, and a help to our police department, and put them in great shape if, and when an emergency arises. And secondly, I'd also like to thank Dr. Ceasar Pacheco, who is donating Red Dot Duty Pistols and equipment, worth about fifty thousand dollars to our police department. This donation has been made by Dr. Pacheco, who donates to numerous law enforcement agencies, and we would just like to extend our utmost thanks for his very generous donation and for allowing us to equip our police department with state-of-the-art equipment at no cost to the borough or the taxpayers.”

**Council Member Coulson stated the following:** “I also would like to congratulate the girl's basketball. It's all very exciting for them. My recreation committee report, our spring program had over nine hundred registrations, which is a lot. Our preschool program for the fall is completely full, which is great. Our summer camp registration opens May 1<sup>st</sup> online. Please go to the recreation website to locate the registration page. I want to mention an organization called Where Angels Play Foundation. It's a group started by firefighters that wanted to rebuild twenty-six parks destroyed by Superstorm Sandy in memory of the

children and teachers that lost their lives about six weeks after Superstorm Sandy in Newtown, Connecticut. So, afterwards they built these parks in memory of the children and the teachers. The families of the Newtown victims decided that they wanted to keep the initiative going. And here in Point Pleasant Borough, we are going to have a playground over on River Ave by the recreation center. It is going to be built in memory of a little boy by the name of Billy Paterno. He's a brave little boy that passed at three years old of leukemia. So, the park will be in memory of him. On May 4th at 9:00am, it will be a volunteer day, and people that want to help build the playground can show up that day. And over the next few days, the park will be constructed. Then on May 9<sup>th</sup>, there will be a ribbon cutting. The time will be determined, I guess, depending on what time they finish construction that day. So that's something to note, that we're going to get a nice playground from this organization. It's a really good organization started by the firefighters, and they are keeping it going. And then I just have a personal PSA, very interesting. Ocean County property alerts. You can sign up your home and be alerted by the county if somebody tries to file something against your home. So, this is to prevent real crime scams. So last week, I got an email. I'm like, "Oh, got an email, property alert." And I had registered my home, my mother's home, and then another home I own. I have no idea which house it was. I just get alerted on it. So, I looked it up real quick, and I found out that it was my mother's condo. And it seems that with the condos, they register the whole property, not the individual condos. So that's why I got the notice, and I was like, "Oh, okay, it was at somebody else's condo." I just want to say it works. So, I did get the notice that something was filed over there, and I got the notice, so I was happy with that. If anybody needs help registering their home, let me know. I can help you with that. And it's a great program. I was very happy with it. They will notify you if you have something that's unauthorized, you can always call the county and investigate it. So that's my PSA announcement for today."

**Council Member Stevenson stated the following:** "I want to congratulate the girls under eight big Monmouth Team. I know several of the girls through my daughter. They have done a great job. I was actually at one of their games, and it was a good game. On the legislative front, the New Jersey Assembly Bill A-270, the Homestead School Property Reimbursement Act, was introduced by our Assemblymen, McGuckin and Kanitra. If passed, it would reduce school property tax by fifty percent for residents over the age of sixty-five. So, hopefully, that can get passed and moved on to help some of our older residents. There are different levels on how it will be introduced, if passed. We will see what happens with that."

**Council President Veni stated the following:** "I would also like to congratulate the basketball team. They did a phenomenal job. You know, I would say Point Pleasant, we're very small, but we are very fierce. It always kind of reminds me of the little engine that could, that becomes the little engine that did. And not only for sports, but for academics and pretty much everything else here. Nothing but rock stars. Just as another reminder, Earth Day is this Saturday, April 25th at Riverfront Park. It's from noon to 4pm. The rain date is going to be April 26th, again from twelve to 4pm at the Riverfront Park. And the other thing to report with the EC is that they have been asking for a shed. So, Mayor and Council was able to, pretty much fulfill that at this point. But instead of going out and buying one from Home Depot or a pre-made one, we did a little bit of calling around, and we called OCVTS. That is the Ocean County Vocational Technical School. And we talked to the construction department, and basically what they are going to do is they are going to have the students build the shed for the EC. So, it'll give them hands-on experience, which we all know is a very important thing, something they can be proud of when it gets placed at the Community Park. We will provide the material. Then we will get them their shed that they have been asking for. The only thing that we are looking to do since last year, we have been talking about with the JCP&L rebates. We are looking into replacing all of our existing buildings, the ones that we know who need it. So, we are moving forward with that."

**Mayor Sabosik stated the following:** "Nellie Bennett Marsh. Since 2022, the 23 acre Nelly Bennett Marsh has been looked at for improvement. It is highly valued by Point Pleasant residents for protection from flooding and storm surge. It provides safety to the homes and Nelly Bennett School. This marsh is also highly valued for wildlife habitats, recreation, kayaking, bird watching, and educational opportunities that the wetlands provide to the community. Once again, I'm happy to report that we've received notification

from Trenton that they will be undertaking the restoration. I deeply appreciate Trenton and the various departments who have decided to fund this very important environmental situation for our town. This council's hard work as a team, as one. Many organizations support us with the feeling that this will help future generations of Point Pleasant residents to enjoy what we are having now. So, thank you, council, for getting involved since 2022, doing this work. And after I have meetings at the end of this week, next week, next month, I will be releasing the funding and how much it is. And all of you will be very happy. It is a large amount of money. So once again, I want to thank Trenton and the administration.”

**C. MINUTES**

- 1. Approve Council Meeting Minutes of March 23, 2026.**
- 2. Approved Executive Session Minutes of March 23, 2026.**

**MOTION: Approve Minutes**

**MADE: DePaola**

**SECOND: Archer**

**Mr. Veni: Yes**

**Ms. DePaola: Yes**

**Ms. Coulson: Abstain**

**Ms. Archer: Yes**

**Mr. Furmato: Absent**

**Mr. Stevenson: Abstain**

**CARRIES:**

**D. ORDINANCES**

- 1. Final Reading/Public Hearing  
Ordinance No. 2026-05 – Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)**

**PUBLIC COMMENT: NONE**

**MOTION: Adopt Ordinances**

**MADE: Stevenson**

**SECOND: DePaola**

**Mr. Veni: Yes**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Furmato: Absent**

**Mr. Stevenson: Yes**

**CARRIES:**

2. **Final Reading/Public Hearing**

**Ordinance No. 2026-06 – Amending and Supplementing Chapter 19 of the Borough Code Of the Borough of Point Pleasant, Entitled, “Land Use” to Add Overlay Zone Regulations**

**PUBLIC COMMENT:**

**Ron Gasiorowski:** “I'm an attorney with offices at Red Bank, New Jersey. I represent two residents of your community, Mr. Edward Meyer, who lives at 1125 Gowdy Avenue, Point Pleasant, New Jersey, and also Thomas who lives at 1129 Gowdy Avenue, Point Pleasant, New Jersey. This, of course, is the second reading of the ordinance. It calls for public comment. And I first want to raise a general objection to the application and to the proposed ordinance, but I do have some specific comments which I would like to just simply put forth on the record, if I may. The first, with regard to the ordinance which requires and calls for the full text of the ordinance and a summary of the ordinance. In the ordinance notice, it does not include a summary of the ordinance, although it does refer to how one can acquire the full text of the ordinance. So simply referring to the fact that a full text is at a certain place, that's satisfactory, but that notice should also include a brief summary of what the ordinance is all about. Also, the summary states in section two that as to block 128, lot 46 sections adopting an overlay zone, on block 128. In fact, 26-06 and section 19-15E, which is entitled MF-IZ-2 multifamily inclusionary zone. It is not an overlay zone, which is contrary to the summary notice, but it is a new zone and shall supersede provisions and restrictions of the underlying general GC zone. Now, these are just simply brief cursory comments. Because of the nature in which this proceeds, it's virtually difficult to acquire all of the information which went into the adoption of this ordinance as far as reviews from your engineer and/or the like, as well as your planner. Accordingly, I am incorporating all of those, as well as any others which may reflect upon this. I intend to file in this matter a challenge to this ordinance, and I am advising you of that. Thank you.”

**Edward Meyer: 1125 Gowdy Avenue** – “Mayor and council, thank you for this opportunity to speak. I will make it quite brief. We've been going through these processes with zoning and planning for ten, twelve, fourteen years. It's been a long road. I thank you for your due diligence. Areas of concern that me, as a homeowner are bringing up, are the drainage areas in that vicinity. I live at 1125 Gowdy Avenue. I had my house built in 1994. I wanted, me and my lovely wife who is here, wanted to put in a basement. They said, "No, you can't. It's going to cost you a lot more money. We are going to hit water." Through all these zoning proceedings, we brought that up, and it's been pushed aside. 2002-2008 I was working for a pool company. I'm in the pool business. I own a pool company. But back then I was working for another company selling pools, and I would have to bring engineering to a local engineer. He would consistently tell me, "Have you notified the homeowners that we are going to hit water?" And of course I did. There's water in this area. In 2004, I put a built-in pool in my ground, in my backyard. The excavation company, National Pool, said, "You do know I'm going to go eight feet and have a diving board." They did say, "We are going to hit water." Yeah, seven foot, ten inches, we hit water. So, I raised my pool in my backyard to combat that. I'm also concerned about privacy issues for any large buildings in the back. Previous plans showed fifteen, twenty feet away, three stories high with balconies. That's an invasion of my property, of my privacy, ladies and gentlemen. These condo owners are going to be looking right in my backyard. My house value will plummet with any type of large construction. We live in a residential community. We are putting condominiums back there. We talked about water, and the engineer said, "I've never heard of that." Think about last summer. Think of summer before, ladies and gentlemen. How many times did you water your lawn? I'm going to look at each and every one of you in your eyes and truthfully tell you, I haven't watered my grass in ten years because the ground is saturated. We have serious drainage areas, issues over there. You know, me and my lovely wife have worked our whole entire lives. We're getting towards retirement. I don't want to spend my remaining years like this. Going down the road, please consider all my comments. I would like to say thank you, ladies and gentlemen, for your time, and if you

have any questions, I will be more than happy to talk. And real quick, if anybody would like to come into my backyard, call me up. I'll let you come on in, and you can see exactly the bird's-eye view of what will destroy our neighborhood.”

**Mayor Sabosik:** “I appreciate your comments. I'm happy to report this mayor and council have been very proactive. And that proposed development, we went to court about and it is now in revision downward.”

**Mr. Pannucci:** “Actually, it is gone.”

**Mayor Sabosik:** “It is gone, 100%. They pulled it. We had to go to court, and we pointed out exactly what you said. And we have one of our professionals standing right there, and she can talk to you about it. The judges that we've been seeing a lot, are totally amazed how many times we actually go to court to protect this town. That we actually show up. We just don't send our professionals, no offense, people. But we're there because we live in this town. We are residents in this town. We know the problems. I hit water five and a half feet. I grew up here. So, we will continue to do the best we can to protect this town against those type of developments.”

**Edward Meyer: 1125 Gowdy Avenue** – “I went up in front of the Zoning Board, and they were going to put in a system. And I asked the engineer how many gallons of water it would hold. And he said, "Each fifty thousand gallons." Okay. In any pool, evaporation happens, and you may have to add an inch of water, just say, or two inches. Well, there's a simple calculation where you take the surface area, which is length times the width, multiplied by .0833, which is one inch divided by twelve, multiplied by seven point five. That seven point five denominator comes from what is a cubic foot. One foot by one foot by one foot. If you took water and filled up that cubic foot, it would equal seven point five gallons. When I ran those computations right there in front of the Zoning Board, came up to forty-two thousand gallons. That's how much water will fall on that property with one inch of rain and has to go into the return system. The lawyer representing the developer said, "Hey, that's great. It will hold it." What happens if we have two inches, or three inches? My back yard will be gone.”

**Mayor Sabosik:** “I am going to let our town administrator talk. This is a dead issue. That has been pulled and we won that case.”

**Mr. Pannucci:** “First of all, I want to introduce Robin Lobue. She's our Affordable Housing attorney. And anything I get wrong, she will absolutely correct me, and she's very good at it. The good news is you guys are all concerned because of that property that was before the zoning board. Because the town gave that specific property such a hard time and their challenge to our affordable housing fourth round requirements, the property owner went through so much money, he ended up just pulling the application entirely. There is no application there anymore. It's gone. It's over. Could they come back one day? Maybe. So, this ordinance today, though, actually saves Point Pleasant. So, before this property challenged us, there was what's called the fourth round, which is what we're in now, for everybody that doesn't understand. 1975 or 1976 the state of New Jersey mandated the Mount Laurel decision, which was all about meeting your affordable housing needs. Every ten years from that point on, or just about, a town has to reconsider and reevaluate their needs. If you don't do that, you run the risk of losing what's called immunity. What does immunity mean? It means it prevents you from facing a builder's remedy lawsuit. And a builder's remedy lawsuit is a builder can come into town, and I'm giving you the abbreviated version here, and say, "To heck with your zoning, to heck with your planning. You know, Judge, rubber stamp my development, I'm going to build it because they don't have immunity, and there's an unmet need." Without doing that, that's what towns face. You look at towns like Bricktown and Toms River, all the surrounding areas, and you'll see that their governing bodies for their settlements in the fourth round approved wholesale developments, full apartment and condo complexes, just to get it over with and keep their immunity. This mayor and council did not do that. That property that you were talking about wanted us to approve it wholesale. Mayor Sabosik and the Council said, "No, we're not doing that." The judge

came back and said, "Point Pleasant, to keep your immunity, you still need to do something reasonable." So, we've increased the potential density of affordable housing in that area. Is that a project? No, it's not. A project still has to come before a Planning and Zoning board. Still has to have a good application. Still needs to have a public hearing. This mayor and council, unlike so many other towns, are a little craftier, a little wiser, and a little stronger, and we made it through our fourth round keeping our immunity without approving a single development, just tweaking our existing overlay zones. They have saved Point Pleasant for probably the next ten years, and we're going to have to do it all over again. Now, Robin is our affordable housing expert. If it wasn't for her, we wouldn't have been able to put any of this together. So, what did I get wrong and what did I get right?"

**Robin Labue:** "You got it all right. There's no reason for me to be here. I'd just say that when we went into the fourth round, the allegation of this town was to accept your number. The number that was given to Point Pleasant for the fourth round, this period of 25 to 35, was 41 units to be rehabilitated. 41 units in the Borough that needed a new roof or a new system, and 93 new units of affordable housing. And through our planning and through a lot of hard work, they came up with a plan that reduces that 41 down to 6. And that's 6 units that through Affordable Housing Trust Fund will receive a new system. So, it's not a whole new unit, it's just a new unit or a new roof or something like that. And then the actual new units that need to be developed is zero. And that number stayed true even though we had three challenges. We had challenges by Fair Share Housing Center and two developers. One was dismissed. The other challenger, as Frank said, we haven't agreed. Because originally, they had a zoning board application of fifteen units. And the town, through many sessions with governing bodies, got that number down to twelve. They were going to provide two units of affordable housing. And, that was approved by the court master. And then a couple weeks ago, they just said, "We're not doing it. We withdraw our challenge. We don't want to do this anymore." So, the overlay is still being adopted in order for the governing body to say, "Look, we made this deal. We agreed to this with the court master, and we're going to hold up our end of the bargain." But the developer said, "We're not." So that's where we are."

**Mayor Sabosik:** "So just so everybody realizes, our attorney there said something very important. This Mayor and Council, we are going to court. We will protect your home. I know that area. We will not let somebody come into this town and overdevelop a property at the expense of our residents. She told you that we went to many meetings, and we did."

**Mr. Pannucci:** "And it's also important to remember, you'll see people around town and in other towns saying, well, fight the state. We don't, we don't want to adhere to their numbers. The fight's over. Twenty-five towns in the state of New Jersey collectively sued the state of New Jersey. It made it all the way to the United States Supreme Court this past February. And the United States Supreme Court sided with the state of New Jersey. So, if towns didn't come up with an acceptable settlement to keep their immunity and protect their towns, like this mayor and council did, you'd lose the immunity, builder's remedy lawsuits would come in, and it would be game over. So, I mean, in all honesty, I know I'm going to feel like a broken record, but this mayor and council really did an amazing job, and I can't say it enough."

**Mayor Sabosik:** "This council embraces the legal system. We are not afraid of it. We use it to the benefit of our residents, and that's what we're elected for, to protect all of you."

**Borough Attorney:** "Uh, just one slight correction. We didn't give the developer a hard time. We vigorously and vociferously utilized our existing ordinances and state law to ensure that the development did not occur."

**Ron Gasiowski:** "Can I ask a question? I have listened to everything. I've listened to your comments. And, I need perhaps a little explanation. All I'm saying is though, I believe you, why are we passing this ordinance?"

**Robin Labue:** “Because we agreed, when we had these settlement mediation sessions in front of the program judge, and we put a settlement on the record. And our end of the settlement was to agree to put the zoning in place so that twelve units could be potentially developed on this site.”

**Ron Gasiorowski:** “So it's possible that, and Mr. Mayor, I think you pointed out that whenever anyone comes before this, they have to go to the zoning board or the planning board for an approval. Now, having said that, and I appreciate all of your comments, and I believe everything you've said, but are you telling me that this ordinance will prevent this property from being developed?”

**Mr. Pannucci:** “But inadvertently, it prevents a builder from coming in and saying, “The town doesn't have their immunity anymore. We want to build what we want,” and getting a land use judge to rubber stamp it.”

**Mayor Sabosik:** “By having this ordinance, it's protecting the town. And while I agree that there is a potential, most people who come in, they don't realize how strong we are. Let me give you an example. That didn't have any sidewalks, didn't have any curbs, didn't have any recreation capability for anything, for any kids. It didn't take into consideration for older people who might want to walk. It had nothing for special needs, had nothing for handicapped people. So, there is a lot of avenue that we can use to point out if a potential hypothetical development anywhere in town, that we would fight. And this team will fight. And like our legal people said, we have been very proactive. We will continue to be proactive, and we will embrace the law.”

**Ron Gasiorowski:** “Let me say this, not only are you proactive, but I think you also have an excellent attorney whom I know personally, and I knew his dad, and I believe everything you've said. All I'm saying is that it is possible that this owner of this property and or this developer still has the opportunity to come back before a zoning board or a planning board and whether he seeks twelve units or ten units, so long as he satisfies all the criteria regarding the wetlands, curving, things of that nature. It's a possibility that he will get an approval for a project. And if they get an approval, you say you'll fight it. That's fine, but we intend to fight it also, if they intend to do that. So, I have to really question why you are passing this ordinance. That's all I'm saying.”

**Mr. Pannucci:** “Because, like as Robin said, we have no choice. Because Fair Share Housing is a part of it. And the assignment judge says you still have to go forward with it.”

**Robin Labue:** “And there's also another challenger out there if we were to fail to live up to an agreement that we made on the record, that they could come in and say, “Well, we can develop. We're ready to develop, so we want to develop on this.”

**Ron Gasiorowski:** “Can I, can I get a copy of the agreement you entered into? You have a card. I'll write it down and get you to send it to me. I happen to believe that you're a gentleman. I happen to believe you have the interest of my clients at hand. But like the man once said, I don't think it's over till it's over. But we'll see. And I thank you for your time.”

**Mr. Pannucci:** “Just so everybody understands, though, any property owner can ask to develop any property any way they want. It doesn't mean it's going to get approved. Just because they may satisfy what's in this affordable housing ordinance one day, and they probably won't, but they always could, doesn't mean the plan itself is going to meet the mustard with the local planning or zoning board. Mr. There could be any issues from drainage issues, the height issues the sidewalk issues. Just because you satisfy certain elements of affordable housing doesn't mean you have a good application. You still have to go before the appropriate land use board for public hearings, and then ultimately the board will make a decision at that time.”

**Ron Gasiorowski:** “But that's an independent application over which this council has no control unless they feel they're in violation of this ordinance, which you've just read.”

**Mr. Pannucci:** “But if we didn’t do that, then nobody in town would have any control.”

Seeing no other hands, Mayor Sabosik closed this portion of the meeting.

**MOTION: Adopt Ordinances**

**MADE: Coulson**

**SECOND: Archer**

**Mr. Veni: Yes**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Furmato: Absent**

**Mr. Stevenson: Yes**

**CARRIES:**

**E. OPEN PUBLIC SESSION (Resolutions, Consent Agenda and Authorizations Only)  
Five (5) Minute Limit Per Person**

**OPEN PUBLIC SESSION**

**Ordinance No. 530. An Ordinance to establish by-laws to govern the organization and procedures of the Borough Council for meetings and deliberations. Section 5. Public Participation. Each member of the public shall keep his or her remarks brief, pertinent to the issues being discussed and shall not exceed a time period of five (5) minutes in order to adequately provide all members of the public with the opportunity to address the Governing Body consistent with good order and efficiency.**

**MOTION: Open the meeting to the public**

**MADE: Coulson**

**SECOND: DePaola**

**APPROVED: All in Favor**

**Council President Veni opened the meeting to the public.**

**Resident: 2117 Foster Road:** Asked for clarification on Resolution Item #6

**Mr. Pannucci:** “That’s simply another tool for the budget. School taxes are always paid ahead of time. That is the cycle they’re on. Every so many years, towns always just defer it. It doesn’t mean the schools don’t get their tax dollars. It doesn’t mean you don’t have to pay your school taxes. It’s just a schedule of which we pay the school their taxes, because as you know, the municipality is the collection agency. So, the county taxes and your school taxes, if we had special improvement districts, which we don’t in Point Pleasant, the town collects everybody’s taxes and then disperses them appropriately. It’s adjusting the schedule of them getting their money. Remember, they pay ahead of time, so their taxes, when a town always pays their portion of the school taxes that they collect via their levy, it’s just a schedule. It is standard.”

**Resident: 2117 Foster Road:** Asked for clarification on Consent Agenda Item #7 regarding a shortfall. And Item # 13 Drone System.

**Mr. Pannucci:** “That's actually for our affordable housing. So, in other words, if the day comes where your affordable housing fund is short and we still have to meet our obligation for whatever reason, it allows us to bond if we ever need to. We don't anticipate it. It's kind of like every year when you do the increase of your COLA and budget caps, whether you need to or not. Same situation. For information on the Drone System, Chief come on up.”

**Chief Leonhardt:** “It's a single drone. It's a stationary mounted drone. Its housing is a docking system. It's not like a manual one with a remote control. It's prime control docking system. It's by itself. It's an unmanned drone. It's a push button activated from inside, and it launches to the location.”

**Mayor Sabosik:** “You type in a location, and it will actually go there on its own.”

**Chief Leonhardt:** “Say you have a boat sinking in the canal. And you want eyes on the boat. We would have dispatch push the button and it would get over there. Once the drone gets to where it needs to go, it puts the image up on our computer or phone.”

**Resident: 2117 Foster Road:** Asked what a Red Dot Gun is.

**Chief Leonhardt:** Responded that it is a laser.

**Resident: 2117 Foster Road:** Asked about item #16 on the agenda.

**Borough Clerk:** “What it, what it means is every year we used to have the COVID expansion, and they weren't able to go outside. If they want to extend it, they still have to do a permit each time. But now it's not free through the ABC. They have to pay an annual fee. And it's not just them, it's any of the liquor licenses that want to do outdoor dining.”

**Seeing no other hands, Council President Veni closed this portion of the meeting.**

## **F. RESOLUTIONS**

### **Five (5) Minute Limit Per Person**

**“All matters listed under item “Resolutions” will be enacted by one motion in the form listed below. If discussion is desired on any item, this item will be removed and will be considered separately.”**

- 1. (114-2026) Bills and Claims**
- 2. (115-2026) Approve Emergency Temporary Appropriation**
- 3. (116-2026) Authorize Municipal Budget to be Read by Title Only at Public Hearing**
- 4. (117-2026) Establishing the Amount of Deferred School Taxes for the Local School District**
- 5. (118-2026) Introduction of Municipal Budget – Fiscal Year 2026**
- 6. (119-2026) Authorize Self-Examination of Budget - 2026**

**The bills for 2026 totaling the amount of \$5,308,241.96 are to be paid as presented. The bills and claims list is on file in the Clerk’s Office and can be reviewed Monday through Thursday from 8:30 a.m. – 4:00 p.m. and on Friday from 9:00 a.m. – 4:00 p.m.**

**MOTION: Adopt Resolutions**

**MADE: Archer**

**SECOND: Coulson**

**Mr. Veni: Yes**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Furmato: Absent**

**Mr. Stevenson: Yes**

**CARRIES:**

**G. CONSENT AGENDA**

**“All matters listed under item “Consent Agenda” will be enacted by one motion in the form listed below. If discussion is desired on any item, this item will be removed from the Consent Agenda and will be considered separately.”**

- 1. (120-2026) Authorize Refund of Lien Redemption and Premium Paid at Tax Sale**
- 2. (121-2026) Authorize Adjustment and/or Refund on Certain Tax or Water/Sewer Accounts**
- 3. (122-2026) Authorize Recreation Department Refunds**
- 4. (123-2026) Authorize Recreation Department to Rehire Part-time Seasonals**
- 5. (124-2026) Authorize Henry J. Mancini to Perform Real Estate Appraisal Services – COF #2026-121**
- 6. (125-2026) Approving the Affirmative Marketing Plan and Housing Rehabilitation Manual**
- 7. (126-2026) Identifying the Borough’s Intent to Appropriate Funds or Bond in the Event of a Funding Shortfall**
- 8. (127-2026) Approving the Fourth Round Affordable Housing Spending Plan**
- 9. (128-2026) Endorsing the Amended Housing Element and Fair Share Plan**
- 10. (129-2026) Authorizing the Award of an Emergency Contract for the Repair of a Water Line Located at the Plant on Riviera Parkway**
- 11. (130-2026) Authorizing Release of a Performance Bond for Property Known and Designated as Block 133, Lots 50 and 51 a/k/a 629 and 631 Ocean Road**
- 12. (131-2026) Accepting the Donation of a New Furnace for the Point Paws Building**
- 13. (132-2026) Authorize Purchase of a Paladin Drone System from SHI International Corp. through NJ Cooperative Purchasing Alliance Contract #CK04, Subcontract #24-38**
- 14. (133-2026) Accepting Dr. Ceasar DePaco’s Monetary Donation for Red-Dot Equipped Duty Pistols and Equipment for the Police Department**
- 15. (134-2026) Confirming Personnel Appointments – OEM**
  - CERT Team: Susan Penrod, effective March 23, 2026**
- 16. (135-2026) Approving the Following Applications:**
  - Nicholas Hudanish Foundation at Community Park on Saturday, October 3, 2026, from 12:00 PM – 5:00 PM (rain date October 4, 2026).**
  - Approval of Bay Head Shores Property Owners Association, Annual Expansion of Premise Permit Renewal.**
  - Bay Head Shores Property Owners Association, Annual Memorial Day Celebration, May 23, 2026, from 2:00 PM – 10:00 PM (rain date May 24, 2026).**
  - Approval of Gullace Brothers Inc., Annual Expansion of Premise Permit Renewal.**

**MOTION: Adopt Resolutions**

**MADE: Archer**

**SECOND: DePaola**

**Mr. Veni: Yes**

**Ms. DePaola: Yes**

**Ms. Coulson: Yes**

**Ms. Archer: Yes**

**Mr. Furmato: Absent**

**Mr. Stevenson: Yes**

**CARRIES:**

**H. OPEN PUBLIC SESSION**

**5 Minute Limit Per Person. Ordinance No. 530. An Ordinance to establish by-laws to govern the organization and procedures of the Borough Council for meetings and deliberations. Section 5. Public Participation. Each member of the public shall keep his or her remarks brief, pertinent to the issues being discussed and shall not exceed a time period of five (5) minutes in order to adequately provide all members of the public with the opportunity to address the Governing Body consistent with good order and efficiency.**

**MOTION: Open the meeting to the public**

**MADE: Coulson**

**SECOND: DePaola**

**APPROVED: All in Favor**

**Mayor Sabosik opened the meeting to the public.**

**Resident: 2117 Foster Road – Asked about the LED lighting in town and does it include street lights.**

**Mayor Sabosik stated that they do not have control over the street lights in town or JCP&L**

**Resident: 2117 Foster Road:** “At the last council meeting, there were two young gentlemen about a putting green in. Do we still have the property at Oakwood? Couldn't a putting green be put in there? It is nice and quiet.”

**Mayor Sabosik:** “It is a possibility. We are looking at various spots for that idea. Those two young men did a great job presenting to the council.”

**Resident: 2117 Foster Road:** “On Bridge Avenue, with the new bike lane. You can't pass on the right. Bikes are governed by motor vehicle law too, right? So now, if the traffic is backed up, are all the E-bikes allowed to just zip by all the cars, or do they have to stop too.”

**Chief Leonhardt:** “They have to follow the rules of the road, but if they are in the bike lane, they don't have to stop alongside traffic.”

**Borough Attorney:** “They have to follow the traffic controls, stop signs, red lights, et cetera. But if there's nobody in their lane, in the bike lane, they can take their bike up to the stoplight or stop sign. So, they're allowed to go on the side of a car as long as they're in the bike lane. They just can't ignore the traffic control devices.”

**Seeing no other hands, Mayor Sabosik closed public participation.**

**Mayor Sabosik stated that there would be no executive session this evening.**

**MOTION TO ADJOURN**

**All in Favor.**

**TRANSCRIBED BY: VERONICA THWING, DEPUTY BOROUGH CLERK**

**ATTEST:**

**APPROVED:**

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**ANTOINETTE JONES, RMC, CMR  
BOROUGH CLERK**

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**ROBERT A. SABOSIK  
MAYOR**