

## **Point Pleasant Planning Board**

**April 23, 2026**

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

### **Roll call:**

Present: Vice Chair McHugh, Vice Chair Welch, Mayor Sabosik, Mr. Pannucci, Mr. Potter, Mr. Archer

Attorney: Ben Montenegro, Esq., Engineer: Laura Neumann, P.E., P.P., Board Secretary: Claire Hense

Absent: Chairwoman Bavais, Councilman Furmato, Messrs. Sestito and Stevenson

### **Approval of Minutes**

**Motion:** Made by Mr. Welch, seconded by Mr. Archer, to **approve the Minutes from the March 26, 2026 meeting.** The motion passed.

### **Resolutions**

#### **Resolution 2026-07: Extension of Time to File a Map**

The Board considered Resolution 2026-07, an extension of time to file a map for Block 262, Lot 14, located at 831-833 South Street for applicants Robert and Katharina **Pollock.**

**Motion:** Made by Mr. Welch, seconded by Mayor Sabosik, to **approve Resolution 2026-07.** The motion passed.

#### **Resolution 2026-08: Court Order Compliance**

The Board considered Resolution 2026-08 regarding court order compliance for Block 123, Lots 10 and 12, located at 1039 Ocean Road for **Point Pleasant Properties, LLC.**

**Motion:** Made by Mr. Welch, seconded by Mayor Sabosik, to **approve Resolution 2026-08.** The motion passed.

#### **New Business: Block 208, Lot 1, 3014 Lakewood Road (Route 88)**

The applicants, Pasquale and Antonette **Carannante**, were represented by their son, Joseph Carannante, for an application concerning the property known as Point Creamery. Mr. Joseph Carannante was sworn in. He testified that the application is for the installation of a 10 x 20 foot shed for storing paper products for the business. The proposed shed complies with all zoning requirements and requires no variances. The addition of the shed will allow the applicants to remove two box trucks currently used for storage across the street, which is expected to improve safety by reducing the need

for employees to cross the road. The applicants do not plan to install electricity in the shed.

The Board opened the meeting for public questions and then for public comments regarding the application. No members of the public came forward.

**Motion:** Made by Vice Chair Welch, seconded by Mr. Potter to **approve the application for a shed at Block 208, Lot 1.** The motion passed.

### **Announcement: 1008 Patterson Road Application**

An announcement was made by Vice Chair McHugh that the hearing for the application at 1008 Patterson Road would not be heard this evening due to the lack of a quorum. The hearing has been carried to the May 28, 2026 meeting at 7:00 PM. It was stated that no additional notices will be sent for the new hearing date.

### **New Business: Amended Minor Subdivision for Block 113, Lots 36 & 48, 511 Riverwood Park and 836 Arnold Avenue**

The Board heard an application for an amended minor subdivision for the properties at 511 Riverwood Park and 836 Arnold Avenue. The applicants, Christopher and Danielle **Schlegel**, were represented by attorney John J. Jackson, III, Esq. The applicant, Chris Schlegel and the project architect, Mary Ortman, A.I.A. were sworn in by Mr. Montenegro in order to provide testimony.

Mr. Jackson stated the applicants are seeking amendments to a previously approved plan for a single-family home. Mr. Schlegel testified that he purchased the property in 2015 and that his family intends for this to be their long-term home. Mr. Jackson caused to have marked into evidence the following:

A-1 Ten (10) page power point presentation

The first requested amendment is the removal of a condition requiring a fire sprinkler system. Chris Schlegel explained that the area's infrastructure includes a two-inch water main with pressure of approximately 40 PSI, which would be insufficient for a sprinkler system without significant upgrades. Quotes for the system ranged from \$15,000 to \$30,000. He also noted he had cleared significant vegetation from the 12-foot wide driveway, and a subsequent fire drill by both the Point Pleasant and Point Pleasant Beach fire companies, with a large fire truck, was conducted successfully, thereby demonstrating adequate access. A fire hydrant is located 150 feet from the property. It was suggested that a condition of approval could be to obtain a letter from the fire department confirming access is sufficient.

The second requested amendment is an increase in living space from the previously stipulated 2,400 square feet to 2,651 square feet. Architect Mary Ortman explained that the increase allows for a more functional design for a growing family, including the addition of a mudroom. She stated that the overall building footprint increase is minimal and that the property remains well below the maximum building coverage at 19.1% and also complies with all setback and impervious coverage requirements.

A third change noted was a reduction in on-site parking from the ten spaces required in the original approval to eight spaces shown on the new plan.

Board members discussed the requests. A concern was raised by Vice Chair Welch about setting a precedent by approving square footage increases after a limit has been set. Other members noted the increase was modest, improved the home's utility, and that the property was not being overbuilt as it remains significantly below coverage limits. The Board appeared to agree with the suggestion to make the approval conditional upon receiving written confirmation from the fire department regarding access.

The Board opened the meeting for public questions and then for public comments. No members of the public came forward.

**Motion:** Made by Mr. Welch, seconded by Mayor Sabosik, to **approve the amended minor subdivision application, conditional upon receiving written confirmation from the fire department that property access is adequate.** The motion passed.

### **Master Plan Update: Housing Element & Fair Share Housing**

The Board reviewed and discussed an amendment to the Master Plan's Housing Element and Fair Share Housing Plan. Mr. Pannucci and the Mayor explained that the town has successfully complied with its affordable housing obligations, which grants the municipality immunity from "builder's remedy" lawsuits and allows it to retain local control over development. The amended plan adjusts an overlay zone to allow for a potential of twelve units, an increase from six, but does not approve any specific developments.

**Motion:** Made by Mr. Welch, seconded by Mr. Archer, to **approve the amended Master Plan update for adoption by the governing body.** The motion passed.

### **Committee Reports and Old Business**

Mr. Potter stated that the Exempt Site Planning Committee did not meet, and therefore there was no report.

As to the Environmental Commission report, the Mayor announced that the State has approved a \$4.8 million grant to restore Nellie Bennett, a project that will include habitat restoration for birds and fishing and will be coordinated with local dredging. It was also noted that a planned Earth Day event was likely to be canceled due to a forecast of inclement weather, with no alternative dates available at the park.

### **Other Business**

A discussion was held regarding resident concerns over a letter about a potential condominium development. The Mayor and Mr. Potter clarified that the concerns stemmed from a misunderstanding related to the affordable housing overlay zone adjustments. The town was not approving a specific project; rather, it was updating its zoning to comply with state mandates. The specific condominium application that residents were concerned about had been withdrawn by the applicant.

Ms. Neumann announced that the Board's engineering firm, CME Associates, has been acquired and is rebranding under the new name Artheon. It was confirmed that all personnel, including the firm's service and representation for the town, will remain the same.

### **Payment of Vouchers**

**Motion:** Made by Mr. Potter, seconded by Vice Chair McHugh, to **approve the payment of vouchers**. The motion passed.

### **Action Items**

- **The applicant for the amended minor subdivision at Block 113 (Schlegel property) is to provide written confirmation from the fire department stating that property access is adequate.**

### **Adjournment**

A motion was made by Vice Chair Welch and seconded by Mayor Sabosik to adjourn the meeting.

The meeting concluded.

**The next meeting date is May 28, 2026.**

Respectfully submitted,

Claire S. Hense,  
Board Secretary