

Point Pleasant Planning Board

June 25, 2026

The regular meeting of the Planning Board was called to order by Chairwoman Bavais. The flag salute was conducted, and it was announced that the meeting notice was prominently posted in the lobby of the Borough Hall, communicated to two newspapers, and filed with the Borough Clerk in compliance with the Open Public Meetings Act.

Roll call:

Present: Chairwoman Bavais, Vice Chair McHugh, Councilman Furrato, Mr. Pannucci, Mr. Sestito, Mr. Potter, Mr. Archer, Mr. Stevenson.,

Attorney: Ben Montenegro, Esq., Engineer: Paul Kowalski, P.E., Board Secretary: Claire Hense

Absent: Mayor Sabosik, Vice Chair Welch

Approval of Minutes

Motion: Made by Mr. Archer, seconded by Vice Chair McHugh, to **approve the Minutes from the May 28, 2026 meeting.** The motion passed.

Resolutions

Resolution 2026-11: Administrative Approval, Block 342, Lot 47.02, 1621 Northstream Parkway

The application for administrative approval at 1621 Northstream Parkway by applicant 1621 Northstream Parkway, LLC was presented for approval.

Motion: Made by Mr. Potter, seconded by Councilman Furrato, to approve Resolution 2026-11.

The motion passed with affirmative votes from Mr. Potter, Councilman Furrato, Chairwoman Bavais, Mr. Archer and Mr. Stevenson.

Resolution 2026-12: Minor Subdivision, Block 245, Lot 10, 1008 Patterson Road

The application for a minor subdivision at 1008 Patterson Road by applicant Christian Felstedt was presented for approval.

Motion: Made by Mr. Archer, seconded by Chairwoman Bavais, to approve Resolution 2026-12.

The motion passed with affirmative votes from Mr. Archer, Chairwoman Bavais and Councilman Furrato.

New Business: Minor Subdivision: 815 Sinclair Road

The Board received a minor subdivision application for Block 110, Lots 7 and 8, located at 815 Sinclair Road. The applicant is Chester Cruz, represented by Attorney John J. Jackson, III, Esq.

Key Points:

Mr. Montenegro stated the applicant, through his attorney, submitted a written request to carry the matter.

The Board agreed to carry the application to the August 27, 2026 meeting with no additional notice required.

New Business: Minor Subdivision, 711 Mount Place

William T. Gage, Esq., Bay Head, presented a minor subdivision application on behalf of 711 Mount LLC for Block 275.01, Lot 11, located at 711 Mount Place.

Anthony Donatiello, P.E. of Lindstrom, Diessner and Carr, P.C., Brick, was sworn in by Mr. Montenegro and accepted as an expert engineering witness.

Key Points:

The applicant proposed subdividing the existing 21,007-square-foot lot into two conforming lots (13,280 square feet and 7,727 square feet), each with 75 feet of frontage. No variances were requested.

The existing detached garage will be removed prior to filing the subdivision plat, which will eliminate an existing non-conformity.

The applicant agreed to install a fence to protect the existing pool and comply with the Borough's tree replacement ordinance if any trees are removed.

Due to an existing county drainage structure and practical difficulties, the applicant requested a waiver for installing sidewalks and agreed to pay into the Pedestrian Sidewalk Safety Fund instead.

During public comment, Robyn and Dennis Luciano (717 Mount Place) inquired about the location of a future driveway. The Board clarified that no specific driveway is proposed at this time, and any future development must comply with Borough ordinances.

Cathy Gaestel (708 Howe Street) raised concerns regarding the property line and a 194.74-foot measurement. The applicant's professionals confirmed that the property line location was corrected on the plan and aligns with the neighbor's survey.

Motion: Made by Mr. Vice Chair McHugh seconded by Mr. Stevenson, to approve the minor subdivision subject to conditions, including removing the garage prior to map filing, showing driveway dimensions for three (3) parking spaces on the final plan, paying into the Pedestrian Sidewalk Safety Fund in lieu of sidewalks, and complying with demographic requirements.

The motion passed with affirmative votes from Vice Chair McHugh, Mr. Stevenson, Chairwoman Bavais, Councilman Furfato, Mr. Pannucci, Mr. Sestito, Mr. Potter, and Mr. Archer.

Committee Reports

The Board received the Environmental Commission Report provided by Mr. Potter dated June 6, 2026.

Mr. Potter stated there was no Exempt Site Plan Committee meeting.

Action Items

No explicit action items were recorded.

Announcements

An update was provided by Mr. Montenegro regarding the pending appeal on the Dunkin' Donuts matter. The briefing schedule will run from July through September, with oral arguments anticipated around the end of the year and a decision expected in early spring of next year.

Payment of Vouchers

Motion: Made by Councilman Furmato, seconded by Mr. Pannucci to **approve the payment of vouchers**. The motion passed.

Adjournment

A motion was made to adjourn the meeting, and the meeting adjourned.

The next meeting date is July 23, 2026.

Respectfully submitted,

Claire S. Hense,
Board Secretary