

Point Pleasant Planning Board

May 28, 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 Welch, Mayor Sabosik, Councilman Furmato, Mr. Potter, Mr. Archer, Mr. Stevenson

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

Absent: Vice Chairman McHugh, Messrs. Pannucci and Sestito

Approval of Minutes

Motion: Made by Mr. Potter, seconded by Mr. Archer, to **approve the Minutes from the April 23, 2026 meeting**. The motion passed.

Resolutions

Resolution 2026-09: Exempt Site Plan, Block 208, Lot 1, 3014 Lakewood Road

The application for an exempt site plan at 3014 Lakewood Road by applicants Pasquale and Antonette Carannante was presented for approval.

Motion: Made by Mr. Potter, seconded by Mayor Sabosik, to approve Resolution 2026-09. The motion passed with affirmative votes from Mr. Potter, Mayor Sabosik, Vice Chair Welch, and Mr. Archer.

Resolution 2026-10: Amended Minor Subdivision, 836 Arnold Avenue & 511 Riverwood Park

The application for an amended minor subdivision at 836 Arnold Avenue by applicants Christopher and Danielle Schlegel was presented for approval.

Motion: Made by Mayor Sabosik, seconded by Mr. Welch, to approve Resolution 2026-10. The motion passed with affirmative votes from Mayor Sabosik, Vice Chair Welch, Mr. Potter, and Mr. Archer.

New Business: Administrative Approval, 1621 Northstream Parkway

Applicant Jamie Paradise was sworn in to provide testimony regarding an administrative approval for 1621 Northstream Parkway, LLC (Lot 342, Lot 47.02). The applicant stated that during the construction of two subdivided houses, an aluminum fence was installed at a height of 4.5 feet (measured by the surveyor as 4.6 to 5 feet to the posts) rather than the required 4 feet for waterfront properties.

Key Points:

- The discrepancy was noted during the final as-built survey for the Certificate of Occupancy.
- The applicant stated there have been no objections from neighbors or buyers regarding the fence height.
- The public comment portion was opened. No members of the public offered comments, and the public portion was closed.

Motion: Made by Mr. Potter seconded by Mayor Sabosik, to approve the administrative change.

The motion passed with affirmative votes from Mr. Potter, Mayor Sabosik, Chairwoman Bavais, Vice Chair Welch, Councilman Fumato, Mr. Archer, and Mr. Stevenson.

Minor Subdivision: Block 245, Lot 10, 1008 Patterson Road

Board member Potter recused himself prior to the hearing due to property proximity, and Board member Stevenson recused himself prior to the hearing due to a conflict.

Attorney John J. Jackson III, Esq. represented the applicant, Christian Felstedt. Paul Grabowski (Architect) and principal owner of Virtuoso Architects, Route 35, Wall, Christian Felstedt (Executor of the Estate), and Joseph Kociuba (Engineer/Planner) of KBA Engineering Services, LLC, Manasquan were sworn in by Mr. Montenegro to provide testimony.

The applicant proposed subdividing the existing corner lot into two lots. The applicant intended to retain the existing one-story dwelling on the corner lot (Lot 10.01) by removing its attached garage and constructing a new detached garage. A new two-story, four-bedroom home with an attached garage was proposed for the newly created interior lot (Lot 10.02).

Key Points:

- **Variances Requested:** The subdivision requires variances for lot area (6,700 sq. ft. proposed where 7,500 sq. ft. is required), lot width (67 ft. proposed where 75 ft. is required), side yard setback (6.9 ft. proposed where 7.5 ft. is required), and a pre-existing front yard setback condition on Rogers Road.
- **Architectural Testimony:** Mr. Grabowski referred to Exhibit A1, a 21-page Power Point presentation which was entered into evidence at the start of the hearing by Mr. Jackson, detailing the proposed 2,899 sq. ft. interior home, which includes a full basement, walk-up attic (pull-down stairs), and a conforming two-car garage.
- **Planning & Engineering Testimony:** Mr. Kociuba provided an overview of the neighborhood, noting the presence of multiple 50-foot wide lots. He stated that preserving the existing home while creating a 67-foot interior lot constitutes better planning than demolishing the structure to build two fully conforming homes. The applicant agreed to comply with shade tree and dry well requirements, and requested a waiver for sidewalks and curbing (agreeing instead to contribute to the Pedestrian Safety Sidewalk Fund).
- **Design Adjustments:** The Board noted that the rear stairs of the proposed new home encroached into the rear setback due to their required height over 24 inches. The applicant agreed as a condition of approval to relocate the rear stairs and air conditioning condenser units to comply fully with setback requirements.
- **Board Deliberation on Conditions:** The Board discussed concerns that the

existing corner home could subsequently be demolished and replaced with a much larger structure without Board oversight. Board members debated implementing a condition requiring the applicant or future owners to return to the Board for approval before undertaking any demolition or structural expansion of the retained one-story home. Mr. Jackson, applicant's attorney, initially objected, arguing it would restrict property rights and value, but the Board maintained that the variance justification heavily relied on the preservation of the existing smaller structure.

- **Public Comment:** Anna Marie Potter of 2111 Rogers Road was sworn in and testified in support of the application, noting the proposal maintains the neighborhood's character. The public portion was subsequently closed.

Motion: Made by Councilman Furmato, seconded by Vice Chair Welch to approve the minor subdivision with the condition that the corner lot structure remain a one-story structure as presented, and that any expansion (up or out) or demolition of the structure requires the applicant or owner to return to the Board for approval.

The motion passed with affirmative votes from Councilman Furmato, Vice Chair Welch, Chairwoman Bavais, Mayor Sabosik and Mr. Archer.

Committee Reports

The Board received the Environmental Commission Report provided by Mr. Potter dated May 19, 2026. It was noted that the upcoming Earth Day event rain date was rescheduled to the following Saturday.

Payment of Vouchers

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

Adjournment

A motion was made to adjourn the meeting. The meeting adjourned at 8:58 p.m.

The next meeting date is June 25 2026.

Respectfully submitted,

Claire S. Hense,

Board Secretary