

Point Pleasant Planning Board
August 27, 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 McHugh, Mayor Sabosik, Councilman Furmato, Mr. Pannucci, Mr. Sestito, Mr. Potter, Mr. Archer, Mr. Stevenson
Attorney: Ben Montenegro, Esq., Engineer: Laura Neumann, P.E., P.P., Board
Secretary: Claire Hense
Absent: Mr. Welch

Approval of Minutes

Motion: Made by Mayor Sabosik and seconded by Councilman Furmato to **approve the minutes from the July 23, 2026 meeting**. The motion passed.

Resolutions

Resolution 2026-14: Preliminary and Final Site Plan, Block 228.01, Lot 16, 2413 Bridge Avenue

The Resolution grants preliminary and final site plan approval for applicant Lokal Brewing Company.

Motion: Made by Councilman Furmato, seconded by Mayor Sabosik to **approve Resolution 2026-14**. The motion passed.

New Business: Minor Subdivision, Block 313, Lot 3, 2310 Hollywood Road

John J. Jackson, III, Esq., attorney for the applicant On Point Investments, LLC and its principals Natalia Skora and Gregory Skora, brother and sister, presented an application for a minor subdivision for the existing 100-foot-by-100-foot lot at 2310 Hollywood Road. The application sought relief to create two 50-foot lots in an area with a current 7,500-square-foot lot standard.

Mr. Jackson entered the following item into evidence:

A-1 A 16-page Power Point

Mr. Montenegro swore in the following:

Robert Harrington, P.E. of East Coast Engineering, Inc, Toms River, was accepted as a professional engineer.

Mr. Harrington testified that the property was part of a 1943 layout containing 50-foot lots and described the proposed development as two four-bedroom homes with one-car garages, two-car driveways, and stated off-street parking for three vehicles per dwelling. He stated that the proposed homes would meet setback and lot-coverage requirements, that drainage recharge was proposed in the front and rear yards, and that existing curbing would be repaired or replaced. A sidewalk waiver was requested because no sidewalks exist in the area.

Board members questioned the neighborhood lot-count analysis, including the inclusion and exclusion of surrounding larger lots. Mr. Harrington corrected his initial reference to 66 50-foot lots to a stated 66% and 49 50-foot lots, and explained that his analysis had focused on the original mapped area. He acknowledged that certain lots across the street could have been included in the analysis.

Discussion addressed driveway and garage dimensions, practical parking, proposed mechanical equipment, usable open space, and the size of the proposed homes in relation to surrounding development. Mr. Harrington stated that each home would contain approximately 2,430 square feet excluding the attic, and that the proposed height was intended to comply with the 32-foot maximum subject to correction of an identified discrepancy between plans. The applicant agreed not to seek a habitable attic and stated that pull-down stair access would be used.

The Board reviewed tree replacement requirements and technical comments. Mr. Harrington stated that six trees were expected to be removed, four replacement trees were proposed, and eight replacement trees were required. He stated that additional tree locations would be considered and that a contribution was permitted by ordinance. The applicant also stated that it could address the technical comments and make the required Pedestrian Safety Sidewalk Fund contribution if the Board acted favorably.

Mr. Jackson argued that replacement of the existing older house with two new homes would promote the general welfare and a desirable visual environment, and that the prevalence of historic 50-foot lots supported the requested relief. Board members noted that the underlying zoning had been changed to require 7,500-square-foot lots and questioned whether the proposed subdivision, rather than construction of one larger home, was consistent with the zone plan and neighborhood character.

The public hearing was opened for questions and then for comments. No public questions or comments were received.

During deliberations, Board members discussed the historic smaller-lot pattern, the later adoption of the 7,500-square-foot standard, the scale of the proposed homes, parking and garage constraints, tree-replacement compliance, available open space, potential density, and fire-access considerations. Members also discussed whether the application established a basis for the requested relief and whether a single-home development could be accommodated on the property.

Motion: Made by Mr. Pannucci and seconded by Mayor Sabosik, to deny the minor subdivision application for Block 313, Lot 3, 2310 Hollywood Road. Mr. Montenegro clarified that a “yes” vote was a vote to deny the application. The motion passed by roll-call vote, with affirmative votes recorded for Mr. Pannucci, Mayor Sabosik, Chairwoman Bavais, Vice Chairman McHugh, Councilman Furrato, Mr. Sestito, Mr. Potter, Mr. Archer and Mr. Stevenson.

Exempt Site Planning Committee Report

No meetings were reported.

Environmental Commission Report

Mr. Potter stated the Environmental Commission met on August 18, 2026 and that his report was included in the meeting packet. The report also described a meeting with the ALS (American Littoral Society), the Board of Education, two executives, and Chairman Dennis Blazak regarding a grant and development of student projects intended to assist the community and educate students about environmental protection.

Payment of Bills

A motion to pay bills was made by Mr. Potter and seconded by Vice Chair McHugh. All were in favor.

Action Items

- **Two engineers:** Mayor Sabosik stated the Borough Engineer and the Board Engineer will meet to review concerns regarding water-retention basins associated with a prior approval, and will then report back to the Board.

Announcements

No announcements were recorded.

Adjournment

A motion to adjourn was made by Councilman Furmato and seconded by Mayor Sabosik.

The next meeting date is September 24, 2026.

Respectfully submitted,

Claire S. Hense
Board Secretary