Point Pleasant Planning Board
July 23, 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 Welch, Vice Chair McHugh, Mayor Sabosik, Councilman Furmato, Mr. Pannucci, Mr. Potter, Mr. Archer
Attorney: Ben Montenegro, Esq., Engineer: Laura Neumann, P.E., P.P., Board Secretary: Claire Hense
Absent: Messrs. Sestito and Stevenson

Approval of Minutes

Motion: Made by Mr. Welch, seconded by Councilman Furmato to **approve the minutes from the June 25, 2026 meeting**. The motion passed.

Resolutions

Resolution 2026-13: Minor Subdivision, Block 275.01, Lot 11, 711 Mount Place
The resolution grants a minor subdivision for applicant 711 Mount Place, LLC.

Motion: Made by Mr. Welch, seconded by Mr. Archer to **approve Resolution 2026-13**. The motion passed.

New Business: Preliminary Site Plan, Block 228.01, Lot 16, 2413 Bridge Avenue

John J. Jackson, III, Esq., attorney for the applicant Lokal Brewing Company, and its principals Nicholas and Liz Kolb, presented an application for preliminary site plan for the property at 2413 Bridge Avenue.

Mr. Jackson entered the following item into evidence:

A-1 A nine page Power Point

Mr. Montenegro swore in the following:

Nicholas Kolb provided sworn testimony on behalf of the applicant. Mr. Kolb stated they purchased the equipment on site to open a brewery and it was not the best facility to do a production. Mr. Kolb stated they have lived in town for eight years; he coaches at the high school.

The application sought preliminary and final approval for relocation of the business to the existing building at 2413 Bridge Avenue. The applicant stated that the building would remain substantially unchanged other than the interior layout and signage.

The parking lot had been restriped and sealed. No changes to site lighting were proposed, and the applicant stated that handicap striping had been completed.

Key Points:

- The proposed tasting-room footprint would be no larger than the existing tasting room. The proposed building was stated to be approximately five hundred square feet larger than the existing rental location, with the additional area intended for production and storage.
- The proposed interior included a tasting room with four tables, a cashier area, handicap and standard restrooms, a walk-in refrigerator for tap service and storage, a bar area, production space, and loft storage.
- The applicant stated that the business currently has six employees. Typical weekday staffing consists of one staff member tending bar, with two staff members on Friday nights and Saturdays. The applicant stated that the maximum typical staffing would be four persons, including the applicant and bartenders.
- The existing location was stated to have eight parking spaces. The proposed location was stated to have eleven parking spaces, including handicap parking.
- The applicant reviewed sales information and reported an average of approximately eleven open checks, with a range of approximately eight to fourteen open checks. The applicant stated that customers arrive by vehicle, rideshare, walking, and bicycle and that no parking issue has occurred at the existing location.
- The applicant stated that grain, hops, and yeast are delivered by tractor trailer to a storage facility in Wall Township. Materials for brewing are transported to the brewery by pickup truck and leave the site the same day.
- The applicant stated that the applicant's personal truck is registered with the ABC as a delivery vehicle. Beer is currently distributed to four liquor stores and two bars, with deliveries made once a week or once every other week.
- The applicant stated that small deliveries would be made by standard UPS, FedEx, Amazon, or similar delivery vehicles.
- Summer weekday hours were stated as 4:00 p.m. to 9:00 p.m.; Friday hours were stated as 2:00 p.m. to 10:00 p.m. during the summer and 2:00 p.m. to 9:00 p.m. otherwise. Saturday and Sunday hours were stated as beginning at 12:00 p.m.; Saturday closing was stated as 10:00 p.m. during the summer and 9:00 p.m. after Labor Day, and Sunday closing was stated as 8:00 p.m. during the summer and 7:00 p.m. after Labor Day.
- The applicant stated that private events may be held until 11:00 p.m., consistent with the town's permitted hours, and that live music is generally provided on Friday nights from 6:00 p.m. to 9:00 p.m.
- The applicant stated that the business is not permitted to prepare or sell food on site, but may sell prepackaged goods, snacks, and water. Restaurants may conduct indoor food pop-ups.
- The applicant stated that spent brewing ingredients are composted at the applicant's farm and that the business produces limited waste other than customer refuse.

The Board discussed parking relief from the code requirement of twenty spaces. It was stated that the proposed site has eleven spaces and that the applicant's customers also use walking, bicycles, rideshare services, and shared vehicles. It was also stated that the former brewery use of the site had not created a parking issue and that there had been no complaints received at Borough Hall regarding the applicant's existing operation.

The applicant discussed a possible outdoor seating area. The applicant stated that the area would not remove parking spaces and that access could be provided through the overhead door. The applicant proposed approximately three or four barrels for outdoor seating, accommodating an estimated eight to twelve persons. No tent was proposed.

Board members asked about safety measures for the outdoor seating area. The applicant stated that if the outdoor area were permitted, elevations and a survey would be prepared and a plan with bollards and dimensions satisfactory to the Board engineer would be submitted. It was stated that the police review safety conditions for outdoor dining permits and that the ABC would also be involved.
The applicant stated that the dumpster would be located on the left side of the building and that refuse would be rolled out for collection. The applicant also stated that there is a sidewalk along the front of the property and approximately six feet between the sidewalk and the parking spaces. No site work or tree removal was proposed.

Public Comment

Frank Nedza, sworn, stated that his building at 2419 Bridge Avenue had recently been completed. He stated that Local Brewing Company would be an addition to the businesses on Bridge Avenue and supported approval of the application.
Mr. Nedza stated that he would have no objection if customers of the proposed business parked in his lot after his businesses close, which he stated generally occurs by 5:00 or 6:00 pm.
No additional public comments were recorded.

Motion and Vote

Motion: Vice Chair Welch made a motion to approve the preliminary and final site plan application, including outdoor seating. The motion was seconded by Vice Chair McHugh.
The motion passed by roll-call vote, with affirmative votes recorded for Vice Chair Welch, Vice Chairman McHugh, Chairwoman Bavais, Mayor Sabosik, Councilman Furmato, Mr. Pannucci, Mr. Potter and Mr. Archer.

Old Business

There was no old business.

Executive Site Plan Committee Report

Mr. Potter stated there was no meeting.

Board Environmental Commission Report

It was reported that the Environmental Commission met this past Tuesday, July 21, and that the written report was included in the meeting packet. Mayor Sabosik stated Chairman Blazak and the Environmental Commission are doing a great job on the Nellie Bennett Salt Marsh project.

Payment of Bills

Motion: A motion to pay the bills was made by Vice Chair Welch and seconded by Councilman Furmato.
The motion passed by roll-call vote, with affirmative votes recorded for Vice Chair Welch, Councilman Furmato, Chairwoman Bavais, Vice Chair McHugh, Mayor Sabosik, Mr. Pannucci, Mr. Potter and Mr. Archer.

Action Items

No formal action items were recorded.

Announcements

A question was raised regarding whether meeting packets should be retained for On Point Investments, and the answer was yes as it would be heard next month.

Adjournment

A motion to adjourn was made and seconded by Vice Chairman Welch and seconded by Mayor Sabosik.

The next meeting date is August 27, 2026.

Respectfully submitted,

Claire S. Hense
Board Secretary