Point Pleasant Planning Board
September 24, 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, Mr. Sestito, Mr. Potter, Mr. Archer, Mr. Stevenson
Attorney: Ryan Amberger, Esq., Engineer: Laura Neumann, P.E., P.P., Board Secretary: Claire Hense
Absent: Councilman Furmato, Mr. Pannucci

Approval of Minutes

Motion: Made by Mayor Sabosik and seconded by Councilman Furmato to **approve the minutes from the August 27, 2026 meeting**. The motion passed.

Resolutions

Resolution 2026-15: Minor Subdivision for Block 313, Lot 3, 2310 Hollywood Road
The Resolution denies minor subdivision approval for applicant On Point Investments, LLC.

Motion: Made by Mayor Sabosik, seconded by Mr. Archer to **approve Resolution 2026-15**. The motion passed.
New Business
Exempt Site Plan — Block 1, Lot 33, 3900 River Road, Applicant: Crystal Point Caterers, Inc.
Robert Truesdale, representing Crystal Point Caterers, Inc., presented the exempt site plan for relating the Crystal Point Inn at 3900 River Road.
Mr. Amberger swore in the following witnesses:
Robert Truesdale and **Kyle Truesdale**, his son
Mr. Robert Truesdale entered the following item into evidence:
A-1 A full-sized plan of the site with proposed work
The proposal included combining two second-floor rooms into a single bridal suite and meeting area for wedding parties. The redesigned area was described as including hair and makeup areas, seating, a kitchenette, a bathroom, and two dressing rooms. A door

and exterior deck were proposed at the water-facing end of the building to provide outdoor space for bridal parties.
The applicant also proposed changing the existing roof pitch from three-on-twelve to six-on-twelve. The applicant stated that the existing roof had experienced recurring shingle damage during wind events and was aging.
Key Points:
• Board members requested confirmation that the finished roof height would comply with applicable height requirements.
• The applicant stated that no trees would be removed and that the property was not in a flood zone.
• Members discussed relocating the smoke and carbon monoxide detector away from the hair and makeup areas to reduce false alarms from hairspray, subject to applicable fire code requirements.
• The public hearing was opened and closed with no questions or comments recorded.
Motion: Made by Brian Welch, seconded by Russ Archer to approve the exempt site plan. The motion carried with all recorded votes in the affirmative.
Mr. Amberger stated that a Resolution would be adopted at the next meeting. The applicant was advised to resubmit the zoning application with the Resolution, without an additional charge, and then submit the permit application.
Minor Subdivision — Block 262, Lot 17, 821 South Street, Applicant: Little Man Two, LLC
Ron Gasiorowski, Esq., Red Bank, appeared for Little Man Two, LLC.
Mr. Gasiorowski stated he has three witnesses this evening.
Mr. Amberger swore in the following witnesses:
Timothy Lurie, P.E., P.P., New Lines Land Consultants, Lakewood, presented testimony concerning the proposed minor subdivision at 821 South Street in the R1A zone.
The existing 12,072-square-foot property was proposed to be divided into two 6,036-square-foot lots. The applicant requested lot-area variances because 7,500 square feet is required, and lot-width variances because 75 feet is required. The proposed lot widths were identified as 63.7 feet and 61.5 feet.
The application depicted two two-story homes with two-car garages, on-site parking, rear fencing, and dry wells for stormwater management. The applicant also requested a waiver relating to curbs and sidewalks. Testimony described the existing one-story structure as damaged and stated that demolition permitting had been initiated.
Susan Scherler, applicant/owner of the property
Dario Pasquariello, R.A., A.I.A., principal of Dario Architecture Design, Beachwood
Key Points:
• The Board discussed the proposed 27-foot and 19-foot driveway lengths, the effect of potential curb and sidewalk improvements, and whether the driveways would accommodate larger vehicles. The applicant stated that the design could be revised to provide additional driveway length.
• Members questioned the size of the four-bedroom home concepts, the limited rear-yard and open-space area, and whether proposed rear decks could encroach into setbacks based on their height. Susan Scherler, the owner, stated that she would consider smaller homes with less square footage.

• The Board noted that a September 21, 2026 review letter addressed replacement of 23 trees. Members discussed the limited ability to place replacement trees on the proposed lots. The applicant stated that dry wells were proposed and that additional soil investigation was anticipated.
• Board members raised reports and local recollections that graves or grave markers may have been present on the former church property. A member recalled seeing markers while mowing the property six decades earlier. Ms. Scherler stated that her historic property research did not identify the Ebenezer Baptist Church as a State historic property and that a survey had been performed; members noted that a conventional survey would not establish whether burials were present.
• **Tyler Koen**, 1419 Juniper Street
Mr. Koen testified that he had lived near the property since childhood and had used the site as a child, and reported he never observed graves at the site. The Board determined that additional investigation was needed before deciding the application.
Ms. Scherler agreed to obtain ground-penetrating radar testing. Board counsel stated that its office would research available legal or investigatory mechanisms and potential State or other assistance concerning the burial question.
The applicant agreed to submit revised architectural plans depicting smaller homes and to provide planning testimony regarding comparable nearby lots, including how many existed before the 2006 zoning change. No vote was taken. The hearing was carried to December 10, 2026, with no new notice required if it remained on that date.

Old Business

Exempt Site Plan Committee Report

Mr. Potter stated that no committee meeting was held.

Point Pleasant Environmental Commission

An informational report dated September 15 was referenced as provided by Mr. Potter.

Action Items

- **Crystal Point Caterers, Inc.:** Upon receipt of the Resolution, resubmit the zoning application and then submit the permit application.
- **Little Man Two, LLC:** Obtain ground-penetrating radar testing to determine whether graves are present at 821 South Street.
- **Little Man Two, LLC:** Submit revised architectural plans depicting smaller homes and provide comparable lot analysis for the continued hearing on December 10.
- **Board Counsel:** Research legal and investigatory mechanisms, including potential State or other assistance, relating to the potential burial issue.

Payment of Bills

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

Adjournment

A motion to adjourn was made by Mr. Potter and seconded by Mr. Stevenson.

The next meeting date is October 8, 2026.

Respectfully submitted,

Claire S. Hense
Board Secretary