

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
September 17, 2014**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Schroeder at 7:00 P.M. Mr. Schroeder led the Salute to the Flag. He proceeded to open the meeting in compliance with the "Open Public Meetings Act".

Roll Call Vote

Members Present:	Mrs. Petrillo	Mr. Veprek	Mr. Seebald
Mr. Ganim	Ms. Commins	Mr. Weiglein	Mr. Schroeder
Attorney:	Mr. Schaller		
Members Absent:	Mr. Coleman	Mr. Valente	Mr. Jordan
Mrs. Kasper			

Mr. Seebald made a motion to accept the minutes of September 3, 2014 seconded by Mr. Ganim.

Roll Call Vote

Mr. Seebald	Mr. Ganim	Ms. Commins	Mr. Schroeder
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Resolutions

27-14- McCaffrey- Block 320 Lot 9- 1519 Dock Place- Front Yard Setback, Side Yard Set Back, Off Street Parking & Side Yard Setback for Driveway- Approved
28-14O'Neil & Giffoniello- Block 7 Lot 42- 3712 River Road- Front Yard Setback, Side Yard Set Back, Building Coverage & Lot Coverage- Approved

A motion to approve was made by Mr. Seebald, seconded by Mr. Ganim.

Roll Call Vote

Mr. Seebald- Yes	Mr. Ganim- Yes	Ms. Commins- Yes	Mr. Schroeder- Yes
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Unfinished /New Business

26-14- Lambrou Properties- Block 100 Lot 33- 1104 Arnold Ave- Use Variance- Withdrawn

29-14- Coconut Holdings, LLC- Block 48 Lot 14.01- 2701 Lakewood Rd- Use Variance (7:06-7:58)

The applicants are proposing the restaurant Fins, which is permitted in the zone. The Board retained jurisdiction after the lots were subdivided.

Daniel Popovitch, attorney representing the applicants.
Shawn Ryan, owner was sworn in

Mr. Popovitch asked Mr. Ryan to give the Board a little history about their restaurant.

Mr. Ryan testified they have owned Fins for 11 years. They are the contract purchasers of this property. They currently have two locations, one in Bradley Beach and one in Brick. All of the food is made fresh. There will be 74 seats, which meets the parking requirements. The proposed business hours are 11am- 9:30pm Weekdays and 11-10:00pm weekends.

A-1 Proposed Elevations
A-2 Menu
A-3 Site Plan

Mrs. Petrillo questioned the color of the building and if they were proposing outside seating.

J.D. Spalt, Engineer was sworn in. Mr. Spalt went through the Site Plan rendering

Mr. Veprek asked if they considered removing the islands.

Mr. Spalt replied the applicants are purchasing the property. They are trying to move in spending minimal money on improvements.

Public questions or comments: None

Caucus

Mr. Schroeder stated it is a nice plan. He thinks bollards might be a good idea.

Mr. Ganim stated it is a good fit.

Mrs. Petrillo is concerned that no one from the neighborhood showed up.

Mr. Schroeder stated they were noticed.

A motion to approve was made by Mr. Ganim, seconded by Mr. Seebald.

Roll Call Vote

Mrs. Petrillo- Yes Mr. Veprek- Yes Mr. Colman- Yes Mr. Seebald- Yes

Mr. Ganim- Yes Mr. Jordan- Yes Mr. Weiglein- Yes

Mr .Schroeder- Yes

King, Kitrick, Jackson & McWeeney, LLC

Fingerhut- \$170.00

Miller- \$595.00

Distelcamp- \$467.50

Zipf/Matera- \$297.50

Our Point Break, LLC- \$765.00

Bridge Veterinary Assoc- \$170.00

General- \$42.50

T & M Associates

Augenstein- \$100.50

McAuliffe & Springman- \$545.50

Swanson- \$100.50

Engelken- \$134.00

A motion to pay was made by Mr. Seebald, seconded by Mr. Veprek. All were in favor.

Mr. Seebald made a motion to adjourn, seconded by Mr. Ganim. All were in favor. The meeting adjourned at 8:00pm.

Respectfully submitted,

Sharon Bestine

Zoning Board Secretary