

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
January 18, 2017**

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	Ms. Commins	Mr. Weiglein	
	Mr. Shrewsberry	Mr. Giordano	Mr. Coleman	Mr. Nikola
	Ms. Masterson	Mr. Marshall	Mr. Blank	
Attorney:	Mr. Kitrick			
Members Absent:	None			

**Re-Organization**

**Chairman:** A motion was made to appoint Mr. Schroeder as Chairman by Mrs. Petrillo, seconded by Mr. Coleman. All were in favor.

**Vice- Chairman:** A motion was made to appoint Mr. Coleman as Vice-Chairman by Ms. Commins, seconded by Mrs. Petrillo. All were in favor.

**Secretary:** A motion to appoint Sharon Bestine as Board Secretary was made by Mrs. Petrillo, seconded by Mr. Coleman. All were in favor.

**Attorney:**

Mr. Schroeder stated there was only one attorney proposal:  
King, Kitrick, Jackson & McQueeny LLC - John Jackson

A motion was made to appoint Mr. Jackson (King, Kitrick, Jackson & McQueeny LLC) as the Board Attorney by Mr. Coleman seconded by Mrs. Petrillo. All were in favor.

**Engineer:**

Mr. Schroeder stated the following engineers submitted proposals:

T & M Associates  
CME  
Remington, Vernick and Vena  
AE Abbingdon Engineering LLC

A motion to appoint Mr. Savacool (T & M Associates) was made by Mrs. Petrillo seconded by Ms. Commins. All were in favor.

### **Meeting time and dates**

Mr. Coleman made a motion to hold residential applications on the first Wednesday and commercial applications on the third Wednesday of each month at 7:00pm, seconded by Mrs. Petrillo. All were in favor.

### **Official Newspapers**

Mrs. Petrillo made a motion for The Ocean Star and The Asbury Park Press as the official newspapers of the Board, seconded by Ms. Commins. All were in favor.

### **Unfinished/New Business**

#### **16-31- Buza- Block 27 Lot 7- 101 Maxson Ave- Front Yard, Rear Yard, 2 ½ Stories(7:20-7:40)**

The applicant is looking to construct a new home, relief is needed for the following variances. The minimum front yard setback is 30' where 5.2' is required.

Rear Yard setback 30' is required 5.1'

Construction of a 2 ½ story dwelling

Mr. Jason Shamy attorney for the applicant.

Mr. Gregory Cox, PP

Mr. Lindstrom, PE

Mr. Cox testified the proposed development will reduce the existing nonconformities on the property. The proposed dwelling will increase open air, light and space. The proposed home consists of five bedrooms with a three car garage. He feels the Board can grant the relief needed based on a narrow lot and the improvements to the existing setbacks. It is also a visual improvement to the property.

Mr. Lindstrom testified the relocation of the driveway will allow for a larger parking area. Three drywells are proposed, still pending CAFRA approval. The permit for the dock is current.

Mr. Shamy surmised the application is all positive. The proposed dwelling is beautiful, at the same time reducing nonconformities on the property.

### **Caucus**

Mr. Schroeder stated this is the second home proposed on the lot. Both plans have been amazing.

Mr. Nikola feels it is an improvement to the property.

Mr. Coleman stated it is a tough lot, but they handled it well.

Mrs. Petrillo is happy they are reducing the existing nonconformities.

Ms. Commins agreed.

A motion to approve the application was made by Ms. Commins, seconded by Mrs. Petrillo

**Roll Call Vote**

Mrs. Petrillo- Yes      Ms. Commins- Yes      Mr. Weiglien- Yes      Mr. Shrewsberry- Yes  
Mr. Giordano- Yes      Mr. Coleman- Yes      Mr. Schroeder- Yes

**16-33- Gartz- Block 122 Lot 19- 1017-19 Philadelphia Ave- Certificate of Continuance of a non-conforming use (7:41-7:51)**

John Gartz, contract purchaser, was sworn in.

Mr. Gartz testified this home was built as a two- family and remains one today. He included a copy of the original building permit.

**Public Questions/ Comment**

Tom McLaughlin, Riverside Terrace Wall NJ stated the applicant doesn't take care of his property

N-1 Tax Map

N-2 Arial Shot

N-3 Arial Shot

Mrs. Petrillo stated the application is for a Certificate of Continuance of a Non-Conforming Use for a different property, not the applicant's residence. The applicant is purchasing the property and he has an original building permit.

The Board agreed.

A motion to approve the application was made by Mrs. Petrillo, seconded by Ms. Commins

**Roll Call Vote**

Mrs Petrillo      Ms Commins      Mr. Weiglein      Ms. Shrewsberry  
Mr. Giordano      Mr. Coleman      Mr. Schroeder

**16-34- Starzman- Block 7 Lot 47- 3700 River Rd- Certificate of Continuance of a non-conforming use (7:52-7:56)**

Linda Starzman, owner was sworn in.

Mrs. Starzman testified she purchased the home as a duplex and she has the original survey showing the home was built as a duplex.

A motion to approve was made by Ms. Commins, seconded by Mrs. Petrillo

**Roll Call Vote**

Mr. Weiglein- Yes      Ms. Commins-Yes      Mrs. Petrillo- Yes      Mr. Shrewsberry-Yes  
Mr. Giordano- Yes      Mr. Coleman- Yes      Mr. Schroeder- Yes

**16-35- Bassini- Block 214 Lot 22- 1005 Northstream Pky- Certificate of Continuance of a non-conforming use (7:55-7:58)**

Sheryl Raines, executrix, of her father's estate, Ronald Bassini, was sworn in. Sheryl had the original building permit from 1970.

A motion to approve was made by

**Roll Call Vote**

Mr. Weiglein- Yes    Ms. Commins- Yes    Mrs. Petrillo- Yes    Mr. Shrewsberry- Yes  
Mr. Giordano- Yes                      Mr. Coleman- Yes                      Mr. Schroeder- Yes

**16-36- Sollas- Block 242 Lot 31- 2010 Anderson Place- Fence height (8:15-8:35)**

Mr. Schroeder and Mr. Coleman recused themselves.

William Gage, attorney for the applicant.

Thomas Sollas, owner was sworn in.

The applicant is looking to construct a pool barrier fence. The maximum height of a fence in a residential zone is 6'. The proposal is to erect a 4' fence on a 3' retaining wall, making a 7' fence.

Mr. Gage explained the elevation is higher in one section of the yard.

A motion to approve was made by Mr. Giordano, seconded by Ms. Commins.

**Roll Call Vote**

Mrs. Petrillo- Yes    Ms. Commins- Yes    Mr. Weiglein- Yes    Mr. Shrewsberry- Yes  
Mr. Giordano- Yes    Mr. Nikola- Yes                      Ms. Masterson- Yes

**King, Kitrick & Jackson, LLC**

White- Mulligan v Point Pleasant Borough- \$131.25

VanNuis- \$262.50

Kontos Construction Company- \$831.25

A motion to pay was made by Ms. Commins, seconded by Mr. Giordano. All were in favor, with Mrs. Petrillo abstaining.

A motion to adjourn was made by Ms. Commins, seconded by Mr. Weiglein. All were in favor. The meeting adjourned at 8:45pm.

Respectfully submitted,

Sharon Bestine  
Zoning Board Secretary