

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
February 1, 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:	Ms. Commins	Mr. Weiglein	Mr. Shrewsberry
	Mr. Giordano	Mr. Coleman	Mr. Nikola
	Mr. Marshall	Mr. Blank	Ms. Masterson
Attorney:	Ms. Bennett		
Members Absent:	Mrs. Petrillo	Mr. Blank	

Unfinished/New Business

01-17- McConnell- Block 114 Lot 17- 806 Borden Ave- Lot Frontage & Lot Width-(7:10-8:10) The applicant is seeking relief to construct an addition and detached garage. Relief is needed for lot frontage and width 49.99' proposed, where 50' is required.

Mr. McConnell, owner was sworn in.

Mr. McConnell testified the current existing lot is a result of a subdivision from 1985, leaving the lot 1/8 of an inch short. The proposed addition and the detached garage will comply with a current zoning ordinances.

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

Roll Call Vote

Mr. Shrewsberry- Yes	Ms. Commins- Yes	Mr. Coleman- Yes
Mr. Weiglein- Yes	Mr. Giordano- Yes	Mr. Nikola- Yes
Mr. Schroeder- Yes		

16-30- Skurbe- Block 279 Lot 277- 1859 Boat Point Drive- Lot Coverage & Fence Height (7:10-8:10) The applicant is unable to obtain a Certificate of Occupancy, relief is needed for the following: Lot coverage and Fence Height

Mr. Popovitch, attorney for the applicant.

Mr. Skurbe, applicant was sworn in.

A-1- Description of Photos

A-2- Photos

A-3 Description of Photos

A-4 Photos

Mr. Popovitch explained the home was destroyed during Hurricane Sandy. Previous Board approval was granted to build the new dwelling. Due to the lot size and configuration of the home a variance is needed for the front fence height. Also, there is an issue of lot coverage. The pavers installed increased the coverage by 2.4%.

Mr. Skurbe testified he needed the 4' fence for protection around his pool. It's an open fence and it doesn't block light, air or space.

Caucus

Mr. Schroeder stated this is a continuous application. There is no excuse to go outside the bounds

Ms. Commins it is a unique lot

Ms. Masterson stated it is beautiful, not intrusive

Ms. Commins stated they did not go out to the bulkhead.

Mr. Nikola stated it is a weird lot. He has no problem with the fence.

Mr. Giordano is ok with

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

Roll Call Vote

Mr. Shrewsberry- Yes

Ms. Commins- Yes

Mr. Coleman- Yes

Mr. Weiglein- No

Mr. Giordano- Yes

Mr. Nikola- Yes

Mr. Schroeder- No

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. Nikola. All were in favor. The meeting adjourned at 8:45pm.

Respectfully submitted,

Sharon Bestine
Zoning Board Secretary