

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 15, 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. Masterson	Mr. Marshall	Mr. Nikola
Attorney:	Mr. Kitrick		
Members Absent:	None		

Resolution

16-17- Lombardi Residential, LLC- Block 249 Lot 12.03- 2139 Bridge Ave- Use Variance, Final Site Plan- Approved with conditions- Carried to the next meeting

Unfinished/New Business:

17-05- First Assembly of God- Block 346 & 347 Lot 8 & 6.01- 3118 Bridge Ave- Use Variance

Mr. Daniel Popovitch attorney for the applicant. Pastor Raymond Tate and Engineer Raymond Carpenter are out of town. A representative from the Church is present.

Mr. Gary Schneider, Decan, Pheasant St, Manchester, NJ was sworn in.
Mr. Raymond Savacool, Board Engineer was sworn in.

Mr. Popovitch stated the church is looking to purchase 3202 Kickapoo Ave for the parsonage, which is a residential home. They would like to convert the current parsonage into offices.

Mr. Savacool explained a few years ago the church combined two lots. They are proposing to move the church offices across the street. The applicant has to prove that there is no sustainable detriment to the neighborhood.

Mr. Jackson stated a House of Worship would be an inherently beneficial use. Therefore the applicant must satisfy the negative criteria.

Mr. Popovitch asked Mr. Schneider to state his position within the church and the proposed changes.

Mr. Schneider, Decan, explained they are requesting the Use Variance, due to the growth of the ministry. Currently there are four full-time employees. There will be slight interior renovations to 3200 Kickapoo Ave. The home located at 3207 Kickapoo Ave will be used for meeting rooms and classrooms for the youth ministry. The children would primarily meet on Sunday mornings

and Wednesday evenings. The offices will be moved 3200 Kickapoo Ave, office hours are 9am-4pm. The home being purchased, 3202 Kickapoo Ave, will be used for the parsonage.

Mr. Jackson questioned if they are also seeking an amending the approval for 3207 Kickapoo to remove the offices?

Mr. Popovitch replied yes.

Mr. Giordano believes removing some of the extra parking spaces creates a more residential look, reducing to three not five.

Mr. Schneider stated parking is an issue and they would prefer to keep the additional parking.

Mr. Giordano suggested possible planting or screening around the parking area would help.

Mr. Jackson suggested a revised plan for review of Board Engineer.

Mr. Giordano is also concerned about the handicapped parking.

Mr. Savacool possibly eliminating one parking space and slide the handicap space over to comply.

Mr. Popovitch agreed.

Mrs. Petrillo feels the current space could double as office/ classrooms. Have there been any thoughts to put an addition on the existing building, due to the growth of the congregation. Is there a floor plan of the classrooms?

Mr. Popovitch replied there are no thoughts of an addition. A floor plan was not provided, because they are not proposing interior changes to that building.

Mr. Weiglein questioned if signage was proposed.

Mr. Schneider replied no new signage is proposed.

Mr. Popovitch believes they do meet the requirements for an inherently beneficial use. The negative criteria has been satisfied. The proposal does not alter the neighborhood.

Public Comment

Mr. Spagnola, Edgar Rd. in favor of the application.

Caucus

Mr. Schroeder what is the impact on the neighborhood? They are just moving the checker pieces.

Ms. Commins stated it is one less residence on the street, no impact.

Mr. Blank feels it is minimal

Ms. Commins likes that both homes keep a residential look.
Mrs. Petrillo doesn't like that it continues to spill into the residential area.
Ms. Commins would prefer it continuing in the residential, opposed to losing a commercial structure on Bridge Ave.

A motion to approve the application with the following conditions was made by Mr. Giordano, seconded by Mr. Weiglein

Conditions of approval

Parking will be reduced from four to three spaces in order to meet ADA requirements.
Row of privacy landscaping by parking spaces to be approved by Board Engineer.
Deed restriction in the event the church use is abandoned the home will be converted back to a residential use.
Structures will not be enlarged
3207 Kickapoo Ave there will be no interior alterations
Meet requirement for fire and occupancy load

Roll Call Vote

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

17-06- Farrell- Block 279 Lot 47- 1709 Anchor Court- Rear Yard, Front Yard & Side Yard Setback for Driveway

The applicant is looking to construct a new home. Relief is needed for rear yard setback 25' required, where 12.39 is proposed. Front yard setback 19' required, where 16.05' is allowed. Side- Yard setback for driveway 5' required where 2.5' is proposed.

Mr. Popovitch, attorney for the applicant stated the applicant is looking to construct a new home on a vacant lot.

Ms. Farrell applicant was sworn in.

Ms. Farrell testified she is looking to construct a new home with a master bedroom on the first floor. She further testified the previous home on the lot was destroyed by Hurricane Sandy. There proposed home will have a two car garage, living room, dining room, kitchen, bathroom and master bedroom. The second floor will consist of two bedrooms and a bath.

Mr. Popovitch stated Ms. Farrell also owns the property behind. The lot is 9,527 square feet. The lot is irregular in the rear of the home.

Mr. Savacool questioned the notation of the rear yard setback being 10ft.

Mr. Popovitch stated it was an error and will be corrected.

Public Comment

None

Caucus

Mr. Giordano doesn't have a problem with the application. He would like to see the plan revised to remove the 10ft setback line.

Ms. Petrillo is fine with the application

Mr. Schroeder has no concerns with it proposed home, moderate and not over built.

Ms. Commins and Mr. Coleman are in agreement

A motion to approve the application was made by Mrs. Petrillo, seconded Mr. Weiglein.

The plan must be revised to remove the notation of a 10ft setback line.

Roll Call Vote

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

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

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary