

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
May 3, 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	Mrs. Petrillo	Mr. Coleman
	Mr. Weiglein	Mr. Giordano	Mr. Schroeder
Attorney:	Ms. Bennett		
Members Absent:	Mr. Shrewsberry	Mr. Nikola	Ms. Masterson
	Mr. Marshall	Mr. Blank	

**Resolutions**

None

**Unfinished/New Business**

**17-07- Block 142 Lot 24- Bowles- 622 Delaware Ave- Rear Yard Setback & Side Yard Setback- (7:05-7:15)**

**The applicant is looking to construct a three season room. She is seeking relief for Rear yard setback 18' proposed where 25' is required and Side Yard Setback 5' where 7.5' is required.**

Ms. Donna Bowles, owner, was sworn in.

Ms. Bowles testified the home was built in 1941 by her grandfather. She is proposing a three season room, without heat. She doesn't like rain or bugs. The room will be within the same footprint as her deck. The peak of the room will match the existing house.

**Public Comment:**

Bill Schilling, 623 Delaware Ave, is in favor of the application.

A motion to approve was made by Mrs. Petrillo, seconded by Mr. Coleman

**Roll Call Vote:**

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

**17-08- Block 106 Lot 10- Christensen- 1103 Arnold Ave- Lot Frontage & Lot Width (7:15-7:20)**

**The applicant is looking to construct an in-ground pool. Variances are needed for Lot frontage and lot width.**

Mrs. Cynthia Christensen, applicant, was sworn in. Mrs. Christensen testified they are looking to add an in-ground swimming pool for their family, but their lot is undersized. They are also removing some black to comply with a pre-existing issue of lot coverage.

**Public Comment:**

None

A motion to approve was made by Mrs. Petrillo, seconded by Mr. Coleman

**Roll Call Vote:**

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

**17-09- Block 279 Lot 276.01- Venterouso- 1857 Boat Point Drive- Building Coverage & Lot Coverage(7:20-8:05)**

**The applicants are looking to construct a porch with a roof. They are seeking relief from the following variances building coverage 32.72%, where 30% is required and lot coverage 58.98%, where 50% is allowed.**

Mr. Popovitch, attorney for the applicant.  
Christopher and Pamela Venturoso, owners were sworn in.

A-1 Survey of property  
A-2 Plot plan of elevated home

Mr. Popovitch stated the applicants built their home in 2012. Unfortunately, their home sustained damage from Super Storm Sandy and now needed to be elevated. When their home was constructed pavers did not count as impervious coverage. Since then a new ordinance was adopted allowing for pavers to count as 50% of lot coverage. Mr. Popovitch did state the applicants would be willing to remove 164sq ft of coverage, to equal the additional coverage of the addition.

Mrs. Venturoso testified when their home was constructed everything was in compliance. They did add extra drains to allow for the excess runoff. The water runs to the street and also to the lagoon. There is no puddling or run off to the surrounding properties.

Mr. Popovitch surmised the applicants

**Caucus**

Mr. Schroeder stated pavers were not considered at the time of construction, but has adopted a new ordinance.

Mr. Coleman believes it was an act of God, common sense should rule.

Mrs. Petrillo appreciates Mr. Colman's opinion, but the ordinance is 50% and they are in a flood zone. Their attorney did offer to remove some coverage.

Mr. Giordano agrees with Cortland, they are just raising the house.

Mrs. Petrillo and Mr. Schroeder would like to see a reduction in the lot coverage.

**A motion to approve the application as submitted was made by Mr. Coleman, seconded by Mr. Giordano**

**Roll Call Vote**

**Ms. Commins- Yes   Mrs. Petrillo- No   Mr. Coleman- Yes   Mr. Weiglein- No   Mr. Giordano- Yes   Mr. Schroeder- Yes**

**The motion failed**

**A motion to approve with a condition of removing impervious coverage of 3' x 54' was made by Mr. Giordano, seconded by Mr. Weiglein.**

**Roll Call Vote**

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

**Vouchers:**

**King, Kitrick & Jackson, LLC**

**Mulligan- \$43.75**

**Vasile- \$350.00**

**Farrell- \$568.75**

**First Assembly of God- \$306.25**

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

A motion to adjourn was made by Mrs. Petrillo, seconded by Ms. Commins. All were in favor. The meeting adjourned at 8:04pm.

Respectfully submitted,

Sharon Morgan  
Zoning Board Secretary