

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
November 28, 2018**

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:	Mr. Shrewsberry	Mrs. Petrillo	Mr. Coleman
	Mr. Weiglein	Ms. Masterson	Ms. Commins
	Mr. Schroeder		Mr. Nikola
Members Absent:	Mr. Giordano	Mr. Marshall	Mr. Blank
Attorney:	Mr. Gertner		
Board Engineer:	Raymond Savacool		

**Unfinished/ New Business**

**17-18- Frantz- Block 310 Lot 9- 2303 Pineneedle Road- Lot Frontage – (7:05-7:14)**

The applicant is looking to construct a front porch addition. Relief is being sought for lot frontage 50’ is required, where 44.69’ is proposed.

Mr. Frantz, owner was sworn in. Mr. Frantz testified he is looking to construct a front porch. His front yard is technically his side yard.

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

**Roll Call Vote**

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

**18-18- Buletza- Block 64 Lot 7- 503 Adelaide Road- Shed in front yard setback (7:15- 7:31)**

The applicant is looking to construct a shed in the front yard area. Sheds are not permitted in the front yard. A one foot front yard setback is proposed.

Mr. Buletza testified he is looking to place a shed in his front yard, which is actually utilized as his side yard. He currently has a shed on his property for a workshop. He would like this shed for his wife, Monica.

The Board did not feel the applicant expressed hardship for his proposed shed. There are also areas on the property where the shed would comply.

**A motion to deny was made by Mr. Weiglein, seconded by Mr. Shrewsberry.**

### **Roll Call Vote**

Mr. Shrewsberry- Yes      Ms. Commins- Yes      Mrs. Petrillo-Yes      Mr. Coleman- Yes  
Mr. Weiglein- Yes      Mr. Nikola- No      Mr. Schroeder- Yes

### **15-18- Lombardi Residential, LLC- 2113 River Road- Use Variance, Preliminary and Final Site Plan (7:32-10:23)**

**An application has been received for a use variance along with preliminary and final major site plan for a proposed 18-unit multi-family development. The development would contain 18 units consisting of 6 one-bedroom and 12 two-bedroom units elevated over a parking garage. The property is located in the Residential Multi-Family/ Public Open Space Zone. A use variance is required for density and bulk variances for setbacks, building and lot coverages.**

Daniel Popovitch, attorney for the applicant  
Matthew Lombardi, applicant was sworn in.  
James Monteforte, Architect was sworn in  
Matthew Robinson, PE was sworn in  
Scott Penick, attorney for Waters Edge homeowners association

The following exhibits were marked into evidence:

- A-1 Entry Sign
- A-2 Photo of existing property
- A-3 Aerial View
- A-4 Rendering
- A-5 Photo of fence and tree barrier
- A-6 Rendering
- A-7 Overall view of property

Mr. Popovitch explained the applicants are proposing an 18-unit apartment building improving the current unsightly non-conforming use. Mr. Popovitch called Matthew Lombardi, of Lombardi Residential LLC.

Mr. Lombardi testified they purchased the property approximately one year ago. They are proposing 18 apartment units. A three-story building with parking underneath. The property is slightly over a half acre. There will be a minimum of one year lease agreements, thoroughly screening applicants. The proposal is for 12 two-bedroom and 6 one-bedroom high end units. The units will have nine or ten-foot ceilings, gourmet kitchens and an elevator. The last apartment constructed in the Borough was approximately 1964, besides a small complex on Arnold Avenue constructed approximately 15 years ago. They are anticipating charging approximately \$2000 a month for the one-bedroom with prices increasing for larger units. The COAH requirements, according to the ordinance, will be met. The overall footprint of the building is about 75,000sq ft. It is a nice building that blends with the existing condos.

Mr. Penick, attorney for Waters Edge, cross examination. Mr. Penick questioned how they came up with the proposal for 18 units, what number would the property still be profitable.

Mr. Popovitch objected.

Mr. Gertner assisted is there another design what would be acceptable with less density.

Mr. Lombardi replied that's a tough question to answer. He is happy with the current proposal.

**Public questions:**

Mr. Grey, 2201 River Road, questioned the COHA requirement, how many units? Also, if there was parking outside and the impervious coverage.

Mr. Lombardi replied maybe three or four units. Yes, there is parking outside. The impervious coverage is 68%.

Mr. Lanzo 2201 River Road, Unit 4204. This is costly project, why purchase the pink elephant, needing almost a dozen variances.

Mr. Lombardi replied he likes challenges.

Mr. Hoffmaster 206 Osborn Avenue, how is a five story building esthetically pleasing to the people on River Road. How many parking spaces? What about parking for guests?

Mr. Lombardi replied it's not five stories, its three. There will be 36 spaces, that number considered guests.

Mr. Savacool explained the engineer will testify.

Mr. Anderson 2201 River Rd Unit 1204, the current structure has people living in the building. Are they paying rent?

Mr. Lombardi inherited them, there were squatters. A friend uses the garage to store things for \$200 a month.

Mr. Curcio 2201 River Rd Unit 430. Will pets be allowed? What if twenty people rent a two bedroom unit for the summer.

Mr. Lombardi replied no pets. There will be superintendent on site and that would be a violation of the lease.

Mr. Durrod, 2204 River Rd what are the plans for snow removal and what about trash cans.

Mr. Lombardi the engineer will testify to that.

Mr. Truntz 323 Parker Rd questioned the zone and why they are proposing something that requires five acres on half acre.

Mr. Lombardi replied the property was zoned for the condominiums. This is just a small parcel in front.

Mr. Hetzel 2201 River Rd asked if a traffic study was conducted.

Mr. Popovitch replied they have a traffic expert.

Ms. Lipkin 2201 river Rd questioned the drainage and coverage.

Mr. Lombardi replied there is a 4% increase in impervious coverage.

Mr. Popovitch explained there will be a grading and drainage plan submitted.

Mr. Laforgia, 2201 River Road questioned if handicap parking was included.

Mr. Lombardi replied yes.

Mr. Hoffmaster if the ground floor is higher than the elevation

Mr. Popovitch replied the engineer will address these questions.

Ms. McLoughlin 303 Osborn Ave questioned the difference between a loft and apartment

Mr. Lombardi replied nothing, he believes a loft has a higher ceiling.

Ms. McLoughlin question the rent and if there is public transportation available.

Mr. Lombardi replied rent would be lowered if they were having trouble renting the units and he is not sure about public transportation.

No further questions of Mr. Lombardi

Mr. Popovitch called James Monteforte, architect. The Board accepted his qualifications.

Mr. Monteforte stated Mr. Lombardi did a great job giving testimony describing the building. It is a three story building with parking below. They took a lot of care creating a beautiful lower level with brick front and shutters which will screen the cars and still allow for ventilation. There is a center tower leading to the main entrance. Most of the units have balconies. There is a flat roof with a power pit. The compressors will be on the roof but not seen or heard by anyone. There will be a full sprinkler system meeting the uniform construction codes, emergency exists and fire separation. The tenants will have key fobs to access the building. There will be a mechanical room. However, gas meters must be outside, screened if necessary.

**Public questions:**

Mr. Hoffmaster questioned the dumpster pick up.

Mr. Popovitch replied that is a question for the engineer.

Mr. Boehning 2350 Cardinal Drive, questioned the access to the utilities.

Mr. Monteforte replied yes there is plenty of room for a utility truck.

Mr. Browning questioned if this is four-story building and what type of sprinkler system will be uses.

Mr. Monteforte replied it is three stories with parking underneath. He has not determined what sprinkler system he will be using.

Mrs. Scalabrini 2201 River Rd questioned the handicapped parking and how many variances are needed.

Mr. Monteforte replied two spaces and the planner can answer how many variances are needed.

Mr. Penick, attorney for the Condominium Association, questioned if all of the HVAC equipment is going to be on the roof and what shielding will be used?

Mr. Monteforte replied yes, the whole roof is shielding the units.

Mr. Penick questioned if more parking could be added under the building.

Mr. Monteforte replied yes, but that would require making the building larger.

Ms. Mcloughlin has a question about water pressure.

Mr. Monteforte cannot answer that question.

Ms. Hagermyer 609 Hardenburg Avenue what happens if landscaping gets too close to the meters.

Mr. Monteforte replied he did do the landscaping plan, but the meters can be shifted anywhere along the back wall. They will be screened.

Mr. Barth 2110 River Rd, questioned the egress to the units.

Mr. Monteforte replied it is two way traffic.

Mr. Barth questioned the required distance from the stop sign to the entrance.

Mr. Savacool replied the curb can't be closer than 25 feet from the curb line extension.

Mr. Popovitch called Matthew Robinson, Planner. The Board accepted Mr. Robinson's credentials.

Mr. Robinson referred to A-6 Site Plan. At this point the Board is familiar with the site. The parcel is wrapped by Waters Edge Condominiums. This property was originally part of the condominium/ hospital property. When the road was vacated there was a shortage to this property owner. This piece of the property was carved off and given to Dr. Stolte. The parking and the garage are almost equal to the crown of the road. The property is hidden from River Road. All of the existing evergreens will remain and they will be supplemented with more vegetation. There is a trash enclosure (10 x 16) and it will be heavily screened. The garbage truck will pull in and back out. The same system that is used by the condominium development. There will be two curb cuts on River Road. The parking consists of 18 covered and 18 outside, with two of the spaces being handicap. The required amount of parking spaces are 35, where 36 are proposed. The parking spaces are 9 x 18. The question about the stop sign, Mr. Savacool was correct. The code is 25ft from the curb lines, the proposal is 40ft. The requested bulk variances are:

Lot area

Lot width

Front yard setback of 27 feet, where 100ft is required.

Side yard setback proposing 10ft, where 30ft is required

Rear yard setback 7.25, where 30 ft is required

Building Coverage proposed 36%, where 20% is allowed

Lot Coverage proposed 68%, where 40% is allowed

The building height is permitted to be 75ft, where 56ft is proposed, no variance is needed.

The use variance is needed for density, 35 units per acre. Ten units are permitted, where eighteen are proposed.

In response to Mr. Savacool letter, Mr. Robinson believes they have met the general engineering and technical standards.

**Public questions:**

Mr. Anderson 2201 River Rd, 1204 questioned the use of individual meters.

Mr. Robinson that is common for most projects similar to this one.

Mr. Jerry Barth 2110 River Rd what is the building going to do for the town or the residents?

Mr. Robinson replied that is not a question for him.

Mr. Boehning is 2350 Cardinal Drive, questioned if there is room for fireman.

Mr. Robinson believes it should meet the standards.

Mr. Boehning again questioned the fire suppression.

Mr. Popovitch replied they are only required to use what is required by uniform standards.

Mr. McDonald 207 Osborne Avenue what is the maximum number of people.

Mr. Robinson replied that is a question for a building engineer.

Ms. McLoughlin 303 Osborne Ave any concern of oil or leakage from the cars.

Mr. Robinson replied the condominiums runoff goes through a filter before it goes out to the river. It's not required for this size development. They will meet whatever standards are required.

Mr. Penick had a question about the driveways. Would it be possible to have single driveways, opposed to double?

Mr. Robinson feels the layout is better now. A single driveway would be less than ideal.

Mr. Penick asked how garbage will navigate in and out.

Mr. Robinson replied the truck will pull in and back out. Pretty much identical to the configuration for the condominiums.

Mr. Penick questioned what vegetation will be removed.

Mr. Robinson replied a full landscaping plan was submitted. Just a few mature trees will be removed.

Mr. Penick questioned the overflow parking.

Mr. Robinson replied they meet the on-site parking requirements, so there is no overflow.

Mr. Penick has nothing further.

Mr. Gertner announced the meeting will be carried to January 23, 2019 at 7:00PM, No further notice will be given. Mr. Popovitch agreed to the waiver of time.

A motion to adjourn was made by Mr. Coleman, seconded by Ms. Commins. All were in favor. The meeting adjourned at 10:23pm.

Respectfully submitted,

Sharon Morgan  
Zoning Board Secretary