

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
December 12, 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		

**Resolutions**

**17-18- Frantz- Block 310 Lot 9- 2303 Pineneedle Road- Lot Frontage- Approved**  
**18-18- Buletza- Block 64 Lot 7- 503 Adelaide Road- Shed in front yard setback- Denied**

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

**Roll Call Vote**

Mr. Coleman- Yes    Mr. Weiglein- Yes    Mr. Nikola- Yes    Mr. Schroeder- Yes

**Unfinished/ New Business**

**18-23- Grasso- Block 279 Lot 3- 1819 Shore Blvd- Rear Yard Setback for Deck (7:10-7:47)**

The applicant is looking to construct a new dwelling. The maximum height of a deck in a flood zone that is encroaching into the rear-yard setback is the base flood elevation plus 2ft and the proposed deck is 4.68ft. The maximum number of decks allowed in a flood zone is one and the applicant is proposing two.

Mr. John Doyle, attorney, represented the applicant. Mr. Doyle stated the applicant is looking to construct a new home with a second floor and a garage.

A-1 – Photos

A-2 – Google Earth

A-3 – Screen Line

Mr. Carpenter, engineer was sworn in. Mr. Carpenter testified everything is conforming, with the exception of the rear deck. The application meets the requirements of C-2. The proposed decks are consistent with the neighborhood, no negative impact on the neighborhood.

Public question/Comment: None

### **Caucus**

Mr. Nikola- The deck fits in the neighborhood

Mr. Giordano- The house conforms and the deck doesn't appear to be intrusive.

Mr. Coleman believes the deck is in keeping of general character of the neighborhood.

Mr. Weiglein feels it creates a balance and it isn't going to make a difference.

Mr. Schroeder stated it is a vacant lot, everything should comply. There can be a different design.

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

### **Roll Call Vote**

Mr. Coleman- Yes    Mr. Weiglein- Yes    Mr. Giordano- Yes    Mr. Nikola- Yes  
Mr. Schroeder- No

### **18-20- Papernik Living Trust- Block 96 Lot 1 1127 Bradford Drive- Rear Yard Setback & Building Coverage(7:47-8:06)**

The applicant is proposing an addition to the rear of his home. Relief is needed for a side-yard setback, 5ft is required where 4.4ft is proposed. A rear yard setback of 23.38ft is proposed where 25ft is required. Also, building coverage proposed is 34.59%, where 30% is proposed.

Mr. Popovitch, attorney for the applicant, stated the applicant was previously approved for a second story. The applicant is now seeking to construct a first story addition.

Mr. Papernik, applicant was sworn in. Mr. Papernik testified his wife has severe scoliosis and she lost all feeling in her upper thigh. Therefore, they are now seeking a master bedroom on the first floor of their home. There are squaring off a rear section of the home, 472 sq ft addition.

A-1 Three photos

### **Caucus**

Mr. Coleman doesn't feel the request is excessive, especially under the circumstances

Mr. Nikola stated it is a unique location and they are just boxing off the home.

Mr. Giordano it is the same view. He's not thrilled with the building coverage, but he has no objections.

Mr. Weiglein agree with Mr. Giordano.

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

### **Roll Call Vote**

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

**18-21- Barry- Block 122 Lot 15-1009 Philadelphia Ave- Certificate of Continuance of a Non-Conforming Use (8:06- 8:37)**

Mr. Popovitch attorney for the applicant.

Mr. Barry was sworn in.

Mr. Popovitch stated the front house was constructed in 1937 and the rear 1943. In 1955 two family homes were permitted on 5000sq ft lots. The ordinance changed in 1958.

A-1 Property Record Card

A-2 Photo front

A-3 Photo Rear

A-4 Cottage

Mr. Popovitch went through the photos.

Mr. Barry testified the home was sold to him as a two family, always occupied as two separate homes. The fact the lot has two homes was the main reason he purchased the home, for financial reasons.

Mr. Schroeder opened the meeting to the public.

Mr. William Stevenson, 1012 Philadelphia Ave was sworn in. Mr. Stevenson stated there have always been two homes on the property. He grew up in his current home and all of the neighbors shared party phone lines. He especially remember the Shaughnessy family.

Ms. Katie Shaughnessy, 1013 Philadelphia Ave was sworn in. She took care of her father-in-law for fifteen years. He told her the history of the neighborhood and how they rented the rear home of 1009 Philadelphia Ave.

Mr. Popovitch stated in addition to the certificate of continuance they are proposing a roof over their deck. The proposed deck will be 6ft feet off the property line.

**Caucus**

Mr. Nikola has no problem with the application

Mr. Coleman feels the applicant did a good job with the data.

Mr. Weiglein and Mr. Schroeder agree.

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

**Roll Call Vote**

Ms. Commins- Yes    Mr. Coleman- Yes    Mr. Weiglein- Yes    Mr. Giordano- Yes

Mr. Nikola- Yes    Mr. Schroeder- Yes

**18-22- Jordan- - Block 22 Lot 16.01- 2503 Allen Street- Corner Lot Side Street Property Line (8:37- 8:45)** The applicants are looking to construct a front porch addition. Relief is needed for the set back on a corner lot from the side street is 15ft, where 10.3ft is proposed.

Daniel and Jenny Jordan were sworn in.

Mr. Jordan testified they are in need of a front porch. They have three small children and need shelter from the weather and it is aesthetically pleasing.

A-1 Rendering was marked into evidence.

Mr. Schroeder opened the meeting to the public.

### Caucus

Ms. Commins feels it will improve the appearance of the home

Mr. Nikola agrees

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

### Roll Call Vote

Ms. Commins- Yes    Mr. Coleman- Yes    Mr. Weiglein- Yes    Mr. Giordano- Yes

Mr. Nikola- Yes    Mr. Schroeder- Yes

### **18-24- McCabe- Block 279 Lot 171- 1723 Rue Mirador- Front Yard Setback & Fence**

**Height (8:45- 8:54)**The applicant is looking to install an in-ground swimming pool. The front-yard setback for a swimming pool is 25ft, where 6.56ft is proposed. The maximum fence height allowed is 3ft in the front yard, where 4ft is required for a pool barrier.

Mr. McCabe, applicant was sworn in. Mr. McCabe testified he is looking to install an in-ground pool. He felt the proposed location was the best location on his property.

Ms. Commins asked if he considered to put the pool in the rear of his home.

Mr. McCabe replied yes, but there are too many existing things that would need to be removed. He felt the proposed location was better suited for the pool.

### Caucus

Mr. Nikola stated it is a tough lot, but he likes the proposal

Mr. Schroeder felt it fit in the proposed location.

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

### Roll Call Vote

Mrs. Petrillo- Yes    Mr. Coleman- Yes    Mr. Weiglein- Yes    Mr. Giordano- Yes

Mr. Nikola- Yes    Mr. Schroeder- Yes

A motion to adjourn was made by Mr. Nikola, seconded by Ms. Commins. All were in favor. The meeting adjourned at 8:54pm.

Respectfully submitted,

Sharon Morgan  
Zoning Board Secretary