# BOROUGH OF POINT PLEASANT

**ZONING BOARD OF ADJUSTMENT**

**February 13, 2019**

## 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. Nikola Mr. Schroeder Members Absent: Mr. Shrewsberry Ms. Masterson Mr. Marshall Mr. Blank

Attorney: Mr. Gertner

**Minutes: January 9, 2019**

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

**Roll Call Vote**

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

**Resolutions:**

**18-19- Weshnak- Block 386 Lot 43- 1512 Bel Aire Court West- Side Yard Setback for shed and Set Back from principal structure- Denied**

**18-26- Schaffer- Block 340 Lot 4- 1506 Treeneedle Road- Lot Coverage- Approved with conditions**

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

**Roll Call Vote**

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

**New/ Unfinished Business**

**01-19 Henry- Block 145 Lot 47- 1301 Bay Ave- Building Coverage (7:04-7:07)**

The applicant is looking to construct a shed on her property. The home is located in the Neighborhood Commercial Zone the building coverage allowed is 20%, where 20.84% is proposed.

Mrs. Henry was sworn in. Mrs. Henry testified she is looking to construct a shed on her property for storage. Due to the fact that her home is located in the Neighborhood Commercial Zone, she is seeking variance relief.

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

**Roll Call Vote**

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

**02-19 Murzda- Block 128 Lot 21- 1161 Ridgefield Dr- Lot Frontage, Front Yard Setback, Front Yard Setback Porch, Side Yard Setback, Rear Yard and Habitable Attic(7:07 – 7:24)**

The applicant is looking to construct a new home seeking relief of the following variances:

Lot frontage 48ft, where 50ft is required

Front Yard setback for principal structure 18.3ft where 25ft is required

Front Yard setback for porch, 16.27ft, where 19ft is required

Side Yard setback for side entrance 2.32ft, where 5ft is required

Rear Yard setback 21.19ft, where 25ft is required

Habitable attic

Adam Steuerman, attorney for the applicant

Mr. Steuerman stated this application is for the construction of a new single family home on a vacant irregular lot.

Mr. Baer, PE & PP was sworn in. The Board accepted his credentials. Mr. Baer reiterated, Mr. Steuerman. The application was for the construction of a new single family home on an irregular lot. Variances are needed for lot frontage, front yard setback from principal structure and porch, side yard for entrance to the basement and rear yard and habitable attic.

Mr. Giordano asked if the stairwell in the side yard could be moved to the other side.

Mr. Baer replied yes.

Ms. Commins asked if the basement would have egress windows. She does not want egress windows in the basement and there is to be no sleeping in the basement.

Mr. Baer replied no.

Mr. Steuerman surmised the applicant is trying to construct a home that fits in the neighborhood.

**Caucus**

Mr. Giordano stated the frontage is similar to other houses, rear yard setback is basically for steps and they removed the side yard

Mr. Coleman added, also the variance for the attic.

Mr. Nikola stated the home goes with the neighborhood.

A motion to approve the application with the following conditions, there will be no sleeping quarters in the basement and the proposed basement entrance stairs on the side of the house will be moved to the other side of the lot, eliminating that variance.

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

**Roll Call Vote:**

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

**03-19 Scanlon- Block 128 Lot 16- 1156 Ridgefield Drive- Rear Yard Setback (7:25-7:35)**

The applicant is seeking relief to construct a one story addition to the rear of her home. Relief is needed for the following variances:

Rear yard setback 19.75ft, where 25ft is required

Building Coverage 31.77% allowed, where 30% is required

No variance is needed for the shed

Open porches unroofed would not count as building coverage

Decks under 24” do not have to meet the rear yard setback.

Adam Steuerman, attorney for the applicant

Daniel Wheaton, Architect was sworn in.

Mr. Steuerman, attorney for the applicant stated this is an irregular lot.

Mr. Daniel Wheaton, Architect, testified this is an application for a small addition to the rear of the home, squaring off the home. The plan also calls for modifying the existing home, updated porch, new side entrance.

**Caucus**

Ms. Commins, no problem just squaring off the house

Mr. Nikola likes the plans

Mr. Giordano its only one story, it will not bother the neighbors.

Mrs. Petrillo doesn’t see a problem with the application.

Mr. Weiglein agrees.

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

**Roll Call Vote**

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

Mr. Giordano- Yes Mr. Nikola- Yes Mr. Schroeder- Yes

**04-19 Katz- Block 120 Lot 25- 921 Ellison Ave- Side Yard & Front Yard Setback for porch**

**(7:35-7:41)**

The applicant is looking to construct an addition on their home. Relief is needed for the following variances:

Side Yard required is 7.5’, where 5.2’ is proposed

Front yard setback for a porch is 19’, where 14.8’ is proposed.

Mrs. Lauren Katz, applicant was sworn in. Mrs. Katz stated they are looking to construct a porch on their home.

The Board has no problem with this application

Mrs. Petrillo stated it is charming.

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

**Roll Call Vote**

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

Mr. Giordano- Yes Mr. Nikola- Yes Mr. Schroeder- Yes

**05-19 Buletza- Block 64 Lot 7- 503 Adelaide Rd- Accessory structure 1ft from property line (7:42- 8:23)**

The applicant is looking to construct a shed 1’ from the principal structure, where 10’ is required.

Mr. Gertner let the record show this application is substantially different from the first application.

Mr. Buletza applicant was sworn in. Mr. Buletza testified he is looking to construct a she shed for his wife. He is proposing the same shed as last time, but in a different location. The shed will be placed on a concrete pad with slopes away from the house.

Mr. Giordano asked if he would be willing to move the shed three feet from the dwelling.

Mr. Buletza replied yes.

**Public Comment**

Gary Tufano, 516 Eisenhower Drive. Mr. Tufano testified this is the same pig, different lip stick. This is an older neighborhood, there is no need for a shed up against a house. There are better places to put a shed.

Mr. Giordano agreed it is too close and the applicant already agreed to move the shed. Mr. Giordano likes the location it is tucked away.

Mr. Tufano disagreed, the shed can be seen from anywhere.

**Caucus**

Mr. Giordano would like the shed moved away from the house three feet.

Mr. Coleman stated there are other options, it is better than last application.

Mr. Schroeder replied it is different.

Mrs. Petrillo doesn’t like the use, it’s not being used as a shed.

Mr. Weiglein is concerned about the condition of the shed.

Mr. Nikola stated you can’t see it from the road. He is fine with the application as long as its three feet away from the house.

Mr. Weiglein proposed landscaping around the shed.

A Board member suggested the applicant applies for a building permit and fire proof wall.

Ms. Commins replied a shed doesn’t require a construction permit. She has no issue with the three feet. There are other places the shed can be placed, but he doesn’t want to effect the use of his yard.

Mr. Schroeder has a hard time justifying a shed so close to the home. He is not comfortable with the application.

A motion to deny the application was made by Mr. Coleman, seconded by Mrs. Petrillo.

**Roll Call Vote**

Ms. Commins- No Mrs. Petrillo- Yes Mr. Coleman- Yes Mr. Weiglein- No

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

A motion to approve was made by Mr. Giordano to move the shed three feet from the house, landscape and drainage plan, fireproof wall and a building permit. The motion was seconded by Mr. Weiglein

**Roll Call Vote**

Ms. Commins- No due to the conditions Mrs. Petrillo- No Mr. Coleman- No Mr. Weiglein- No Mr. Giordano- Yes Mr. Nikola- No Mr. Schroeder- Yes

A motion to approve was made by Mr. Giordano with the condition to move the shed three feet from the principal structure, seconded by Mr. Weiglein

**Roll Call Vote**

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

A motion to adjourn was made by Mr. Coleman, seconded by Ms. Commins. All were in favor. The meeting adjourned at 8:25pm.

Respectfully submitted,

Sharon Morgan

Zoning Board Secretary