# BOROUGH OF POINT PLEASANT

**ZONING BOARD OF ADJUSTMENT**

**April 24, 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: Mr. Shrewsberry Ms. Commins Mrs. Petrillo Mr. Coleman Mr. Weiglein Mr. Giordano Mr. Nikola Ms. Masterson Mr. Schroeder

Members Absent: Mr. Blank

Attorney: Mr. Gertner

**New/ Unfinished Business**

**08-19 – Kerr - Block 196 Lot 2- 913 Barton Ave- Front Yard setback for a porch, Side Yard setback for second story addition and porch, side yard for A/C unit-(7:05-7:10)**

The applicant is seeking approval for a second story addition. Relief is needed for the following variances:

Front Yard Porch 16.1’, where 19’ is required

Side Yard for second story 4.3’, where 5’ is required

Side Yard setback for air conditioning condenser 1.6’, where 5’ is required.

Mr. Kerr explained he is looking to construct a second story to his home. All siding and windows will be uniform.

**Caucus**

Mr. Schroeder stated they are going straight up, nice plan.

Mr. Coleman agreed, nice reasonable plan.

**A motion to approve was made by Mrs. Petrillo, seconded by Ms. Commins**

**Roll Call Vote**

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

**10-19- AUA Auto Group LLC- Block 315 Lot 10.02- 2412 Bridge Ave- Use Variance & Lot Coverage-( 7:11-8:35)**

**The applicant is seeking a use variance from Marine Service to a Classic Car Sales facility with a permit to sell used cars.**

**A-1 Power Point 14 Pages**

**A-2 Conditions**

Mr. Jackson attorney for the applicant stated the applicant is looking for a place to store his cars and occasionally sell a car. The law mandates that a used car dealership must sell six cars per year. This is a low impact use. A list of conditions offered by the applicant.

Conditions:

1. The site will generally concentrate on “classic” cars- defined as cars that are generally 20 years or older with enough historical interest to be collectable and worth preserving or restoring rather than scrapping, as well as cars that are iconic, specialized or otherwise noteworthy to the car enthusiast. This includes “restomods” and highly customized vehicles that are collectible. This shall not prohibit the occasional sale of a non-classic vehicle.
2. On premises advertising shall be limited to the signs shown on the site plan. Window stickers that are consistent with new car window stickers shall be permitted.
3. No advertising flags, banners or the like.
4. Inventory shall only be stored in the designated parking stalls and inside the building.
5. No outside storage of parts.
6. The only vehicles that will be kept outside shall be in roadworthy condition. The intent is that there will be no outside storage of cars that are wrecks or in the process of being restored. The outside area shall not resemble a mechanic’s yard or an autobody shop yard.

Mr. Charles Lindstrom, Planner. Mr. Lindstrom went through the existing site. The building will be cleaned up

Mr. Gertner read the definition of a classic car.

Mr. Jackson stated collectable, not necessarily classic.

Mr. Coleman would like to add a 7th condition, no repair service on the site.

Mrs. Masterson asked if all cars belonged to the applicant.

Mr. Jackson replied all cars would be owned by Mr. Unaney

Mr. Unaney was sworn in. stated most cars will be his but there may be an occasions where he stores a friend’s car. There might be a charity/fundraiser event once in a while. Minimum retails hours that the state requires, 20 hours per week. His intent to store his collection of cars, with an occasional sale.

Ms. Commins questioned how many stored outside because that effects the parking requirement.

Mr. Unaney stated it isn’t his intent, fifteen cars inside. He might have to shuffle cars once in a while.

The Board agreed a maximum of three cars outside.

Mr. Lindstrom stated it is a gravel parking lot. They will match the street scape and plant trees. The entire parking lot will be paved with porous paving. The pitch will be towards Bridge Ave. The entrance is a 28ft driveway. The lot width is 75ft, which is good for the use. The benefits outweigh the detriments. The uses allowed in the zone would be hard to support on this lot. This use is suitable and low impact. It is providing open air, light and open space. This will be a nice upgraded site. There will be a row of arborvitae installed and they are willing to extend the fence across the rear and make it 8ft wood fence.

Mr. Gertner suggested hours of operation.

Mr. Jackson stated retail hours, minimum 20 hours per week.

Ms. Commins questioned the lighting

Mr. Lindstrom stated they will be suppling a lighting plan to the Board Engineer for approval.

Mr. Rohmeyer, Board Engineer asked if the 28ft opening was sufficient.

Mr. Lindstrom replied yes.

Mr. Rohmeyer questioned if curbing will be installed or curb stops.

Mr. Lindstrom stated it is up to the Board.

Mr. Rohmeyer asked if they can review concrete apron and the sign.

Questions of Mr. Lindstrom

Mr. Cashour 2411 Minerva St, questioned if the drainage will be improved in the rear.

Mr. Linstrom replied yes the porus paving will help.

Mr. Cashour asked why the 8ft fence along the rear need to replaced. If a lift will be installed.

Ms. Commins stated the plans show 6ft.

Mr. Linstrom replied correct.

Mr. David Hartdorn, stated it is a standalone building. They will be renovating the interior and cleaning up the exterior.

Mrs. Petrillo curbing what are the shrubs and will they scratch the cars.

Mr. Lindstrom replied it is a low lying juniper.

**Caucus**

Ms. Commins likes the idea of a border, not a curb

Mr. Giordano curbing on the east to help with the dirt.

Mrs. Petrillo any fence in the rear.

Mr. Giordano arborvitaes to be maintained for a certain period of time.

Surmise the conditions:

Greenscape on east side and curbing

A 6ft fence along the rear any material

A maintenance plan for the arborvitaes.

Hours of operation 9an – 9pm Monday -Saturday

Handicap Parking

Lighting and landscape

The use defined by exhibit A-2

No More than three cars stored outside.

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

**Roll Call Vote**

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

A motion to adjourn was made by Mrs. Petrillo, seconded by Mr. Shrewsberry. All were in favor. The meeting adjourned at 8:35pm.

Respectfully submitted,

Sharon Morgan

Zoning Board Secretary