# BOROUGH OF POINT PLEASANT

**ZONING BOARD OF ADJUSTMENT**

**May 8, 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”.

**Members Present:** Mrs. Petrillo Mr. Coleman Mr. Weiglein Mr. Giordano Mr. Nikola Ms. Masterson Mr. Schroeder

**Members Absent:** Mr. Shrewsberry Ms. Commins Mr. Nikola Mr. Blank

**Attorney:** Mr. Gertner

**Administrative Approval**

**Hardenberg LLC/Richard Burdge- 601A Hardenberg Ave- (7:32-7:40)**

Mr. Burge is looking to make some changes to his previously approved application administratively.

He would like to change proposed stone on chimney and front porch to siding, a concrete pad for A/C compressor, add sidewalks, enlarge rear deck, add bilco door to crawl space entrance and relocate the side steps. The last request was denied. Any other relief needed would still need variance approval.

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

**Roll Call Vote**

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

**New/ Unfinished Business**

**13-19 Bobowski- Block 279 Lot 120- 1720 Riviera Court- Building Coverage**

**(7:40-7:47)The applicant is looking to add a front porch and garage addition. Relief is needed for building coverage 31.1% is proposed, where 30% is required.**

Mr. Bobowski, applicant is looking to convert a one car garage into a two car garage.

A-1 Tax Map

A-2 Picture of the home

Mr. Bobowski stated it is important to have a two-car garage.

Mr. Coleman asked if this was a new home or renovated.

Mr. Bobowski replied renovated.

**Caucus**

Mr. Schroeder stated he is improving the home. He doesn’t have a problem with it.

Mr. Giordano stated he is adding off street parking

Mrs. Petrillo is fine with it.

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- Yes Ms. Masterson- Yes Mr. Schroeder- Yes

**14-19 Altero – Block 300 Lot 36- 2126 Glenwood Drive- Side Yard Setback**

**(7:47-8:17)**

The applicant is looking to construct a garage within the side yard setback, 3’, where 5’ is required.

Mr. Coleman recused himself

Mr. Popovitch attorney for the applicant.

Mr. Altero, applicant was sworn in. Mr. Altero testified he has lived in this home for 2 ½ years and the home was built without a garage. His family is growing and they are in need of a garage for storage.

A-1 Rendering

A-2 – A-5 photos

Mr. Popovitch explained Mr. Altero is looking to get rid of clutter. A C-2 variance could be approved by the Board.

Public Comment:

Ms. Suzanne VanBergen-Judick, real estate agent was sworn in. She sold this home to the applicant and believes a garage would be a huge benefit.

Mr. Bradley 2121 Glenwood, believes the garage would be a benefit to the home

Ms. Klotz, 2200 Middle Ave believes it will be better than the tent.

Caucus

Mrs. Petrillo stated it is an oversized shed.

Mr. Giordano believes it satisfies C-2, benefits outweigh the detriments.

Ms. Masterson thinks it’s insane that a home that size was built without a garage.

Mr. Weiglein feels it is not in proportion with the house.

Mr. Schroeder stated the house is stunning the garage ruins it.

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

**Roll Call Vote**

Mrs. Petrillo- Yes Mr. Weiglein- Yes Mr. Giordano- Yes Ms. Masterson- Yes Mr. Schroeder- Yes

**12-19 Manzo- Block 112 Lot 62.04- 907 River Oaks Lane- Side Yard Setback & Rear Yard Setback**

The applicant is looking to construct an addition to his existing deck. He is seeking relief from the following variances:

Side Yard setback required is 7.5’, where 2’ is proposed.

Rear Yard setback required is 25’, where 5” is proposed.

John Jackson, attorney for the applicant

Michael Manzo, applicant was sworn in.

A-1 – Power point

A-2- Google Earth

Mr. Jackson stated the applicant is looking to enlarge and raise his deck. The property has a view easement, meaning the applicant is entitled to a view of the river. There is access to the river behind the property and it is lined with ta hedge.

Mr. Manzo testified he is looking for relief to enhance his rights to the view easement. His property also entitles him to a deeded slip and river access.

Mr. Jackson stated there is a sanitary sewer line easement that will be obstructed with the deck. Should access ever be required the applicant is aware that his deck would need to be removed.

Mr. Jackson feels this can be granted as a C-1 variance. The hardship, being the applicant’s property has a view easement and the deck needs to be higher than the neighbor’s hedges. The configuration of the property works for everyone.

Mrs. Petrillo asked if the shed is also in the easement.

Mr. Manzo replied yes, but there is no foundation.

**Caucus**

Mr. Coleman stated there is no negative impact and the applicant is flexible

Mr. Giordano is fine with it.

Mr. Schroeder stated this is the first view easement he has ever encountered.

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

**Roll Call Vote**

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

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