

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 11, 2020**

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 Mr. Giordano Ms. Coulson
Mr. Veni Mr. Coleman
Members Absent: Mr. Hutchinson Mr. Nikola Mrs. Petrillo
Mrs. Masterson
Attorney: Mr. Gertner

Resolutions

01-20 – Toth – Block 232 Lot 5.02- 1111 Roberts Rd- Height Variance, Front Yard and Side Yard Setback- Approved

02-20 – Cifelli- Block 306 Lot 32- 1632 West End Drive- Impervious Coverage & Fence Height- Approved with conditions

03-20 – Gannon- Block 195 Lot 1 – 901 Barton Ave- Certificate of Continuance or a Non-Conforming Use or Use Variance- Approved

A motion to memorialize was made Mr. Giordano, seconded by Ms. Coulson.

Roll Call Vote

Mr. Giordano Ms. Coulson Mr. Coleman

Unfinished/New Business

20-04- Barry- Block 223 Lot 3- 1206 Curtis Ave- Front Yard Setback for porch, Front Yard Setback – (7:10- 7:25)

The applicant is looking to construct a front porch addition and garage. A variance is needed for the front porch, 16’ is proposed, where 19’ is required. Also a variance is needed for the garage, front yard required is 25’, where 18’ is proposed.

Mr. Barry, owner was sworn in. Mr. Barry testified the home is over 60 years old. He is looking to substantially improve his home adding a second floor, porch and attic for storage. He has no intentions of exceeding the height.

Mr. Giordano loves the design. He asked if he would consider pushing the home back.

Mr. Barry replied the proposed garage is in character with the neighborhood. If the home was pushed back he would have to remove some existing trees, which he is trying to avoid.

Mr. Coleman opened the meeting to the public, no public comment or questions.

Caucus

Mr. Giordano stated it is a beautiful design. The lot is large and there is plenty of off street parking.

Mr. Veni agrees, beautiful

Mr. Coleman is in favor as well, good application.

Mr. Gertner reiterated the topography will remain

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

Roll Call Vote

Mr. Shrewsbury- No

Mr. Giordano- Yes

Ms. Coulson- Yes

Mr. Veni- Yes

Mr. Coleman- Yes

20-05- Vitale- Block 299 Lot 3- 1822 Boat Point Drive- Building Coverage & Rear Yard Setback(7:26-7:40)

The applicant is looking to construct two fiberglass balconies. Variances are needed for building coverage where 30% is permitted 35.76% is proposed. The side yard for the staircase is encroaching, where in a flood zone is 10' is required, where 5.6' is proposed.

Mr. Jack Vitale, 1710 Rue Mirador, brother of the applicant was sworn in

Mr. Brian Murphy, P.E. from FWH Associates was sworn in.

A-1 Arial

A-2 Variance Map

Mr. Murphy testified there are no homes behind this location. The applicant changed the decking to fiberglass, therefore creating the variance for the building coverage. The area below the balcony is impervious. The stairs off the back corner have less of an impact to the neighbor opposed to pushing into the rear yard setback. The rear yard setback from the bulk head is 25.5'

Mr. Coleman questioned why they changed the decking? What about the drainage?

Mr. Murphy relied it is cooler and for shade.

Mr. Vital testified it is not an impact at all and the run off goes into the lagoon and use of drainage piping.

Mr. Coleman opened the meeting to the public. No public

Caucus

Mr. Shrewsbury stated it is straight forward.

Mr. Giordano stated the house is undersized and the fiberglass is acting as a roof.

Mr. Veni has no problem with the variances requested. He also stated fiber glass will last longer.

A motion to approve the application was made by Mr. Shrewsberry, seconded by Ms. Coulson.

Roll Call Vote

Mr. Shrewsberry- Yes

Mr. Giordano- Yes

Ms. Coulson- Yes

Mr. Veni- Yes

Mr. Coleman- Yes

A motion to adjourn was made by Mr. Shrewsberry, seconded by Ms. Coulson. All were in favor. The meeting adjourned at 7:46pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary