

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 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: Mr. Shrewsberry Ms. Commins Mrs. Petrillo
Mr. Coleman Mr. Weiglein Mr. Giordano Mr. Nikola
Ms. Masterson
Members Absent: Mr. Marshall Mr. Blank Mr. Schroeder
Attorney: Mr. Gertner

Resolutions

01-19 Henry- Block 145 Lot 47- 1301 Bay Ave- Building Coverage

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

Roll Call Vote

Ms. Commins Mrs. Petrillo Mr. Coleman Mr. Weiglein Mr. Nikola

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

03-19 Scanlon- Block 128 Lot 16- 1156 Ridgefield Drive- Rear Yard Setback

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

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

Roll Call Vote

Ms. Commins Mrs. Petrillo Mr. Coleman Mr. Weiglein
Mr. Giordano Mr. Nikola

05-19 Buletza- Block 64 Lot 7- 503 Adelaide Rd- Accessory structure 1ft from property line

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

Roll Call Vote

Ms. Commins Mrs. Petrillo Mr. Coleman Mr. Weiglein
Mr. Giordano Mr. Nikola

New/ Unfinished Business

07-19 – Lindner- Block 37 Lot 13- 200 Osborn Ave- Certificate of Continuance of a Non-Conforming Use- (7:05- 7:27)

Joanne Lindner, applicant was sworn in

Gennarino Gencarelli, Realtor/appraiser was sworn in

A- 1 – packet 14 pages

Ms. Lindner testified she has lived in the home since 1958, she was six years old. The home was always a duplex. She lived in the home with her parents and grandparents.

Mr. Gencarelli supplied the Board with tax records and previous deeds showing the home has always been in the family.

Mr. Nikola asked if the home was for sale.

Mr. Gencarelli replied yes.

Mr. Coleman asked if it was rented.

Ms. Lindner replied one unit is.

Public Comment:

Eileen Couch- 2201 River Rd Unit 1104, questioned if it could be more than a two-family

Mr. Gertner explained the application is for a continuance of what currently exists, two family dwelling.

Gary Schakenberg 211 Osborn Ave also questioned that the application was only for a continuance. He has resided in his home for forty years and the home has always existed as is.

Carol Lipkin, 2201 River Rd Unit 1104 also questioned the current use of the property.

Caucus:

Mr. Giordano believes the applicant supplied enough evidence for the two-family use to continue.

Mr. Nikola is satisfied.

Ms. Commins likes that Ms. Lindner testified.

A motion to approve the certificate of continuance was made by Mr. Nikola, seconded by Mr. Weiglein.

Roll Call Vote

Mr. Shrewsbury- Yes Ms. Commins- Yes Mrs. Petrillo- Yes Mr. Coleman- Yes
Mr. Weiglein- Yes Mr. Nikola- Yes Ms. Masterson- Yes

06-19- Keer- Block 145.02 Lot 14- 824 Old Farm Rd- Lot Frontage & Side Yard setback (7:28-7:38)

The applicant is looking to add a second story addition and a detached garage. The minimum frontage is 50', where there is no frontage. The required side yard is 7.5', where 7.3' is proposed.

William Gage, attorney for the applicant
Ernest Kerr V, applicant

Mr. Gage stated the applicant is looking to construct a second story on his home and add a detached garage.

A-1 Plot Plan
A-2 Survey

Mr. Kerr testified he is looking to expand his home. He needs the garage for storage.

Mr. Coleman asked if the siding will match the home.

Mr. Kerr replied yes and there will be one big garage door.

Public Comment:

Ms. Commins stated it is an existing lot, this is minimal

Ms. Masterson likes the plan.

Mrs. Petrillo likes it.

A motion to approve was made by Mr. Weiglein, 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. Nikola- Yes	

A motion to adjourn was made by Mr. Coleman, seconded by Mrs. Petrillo. All were in favor.
The meeting adjourned at 7:40pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary