

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 27, 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	Mr. Coleman	Mr. Weiglein
	Mr. Giordano	Mr. Nikola	Mrs. Masterson
Members Absent:	Ms. Commins	Mrs. Petrillo	Mr. Marshall
	Mr. Blank		
Attorney:	Mr. Gertner		

Minutes:

02-27-2019

03-13-2019

Administrative Review

**25-18- Blackley- Block 128 Lot 50- 1128 Borden Ave- Use Variance
Revised plan needs to be reviewed by Mr. Savacool.**

New/ Unfinished Business

**15-18- Lombardi Residential, LLC- 2113 River Road- Use Variance, Bulk Variances,
Preliminary and Final Site Plan-**

Mr. Popovitch explained they have prepared a revised 15 unit building.

Mr. Montefore, architect was sworn in.

A-10 – 9 pages

A-11 - Elevations

A-12 – Color Rendering

A-13 – Sample Board

The footprint of the building is the same, 19,680sq ft. They removed three units and still will have three affordable housing units. The lobby is larger and a clubhouse/fitness area was added.

Joyce Cowen 1039 Burnt Tavern Rd, questioned the parking space size.

Mr. Montefore replied the stall is 9x18, every three spaces there is a column.

Mr. Savacool standard is 10x20, they are seeking a waiver.

Peter Hetzel 2201 River Rd the noise level will be reduced, from the interior or exterior

Mr. Montefore both.

Mr. Penick if the units removed were one bedroom.

Mr. Montefore replied yes.

Mr. Savacool questioned if there was a clubhouse and a gym
Mr. Montefiore replied no, all one.

Mr. Robinson, Engineer was sworn in. Reduced the density, front yard set 29 ½ ft, height 48.6ft, impervious 60%,

Carol Lipk questioned the minimum length of driveway for fire lane
Mr. Robinson standard is 16ft.

Neil Rothman was away for a few months and missed the first meetings.

Merle McCartney questioned parking.

Sean McClean 303 Osborn Ave 20% of impervious coverage, asked about water run off or pollution.

A-14 – Site Plan

Peter Etzel 2201 River Rd changing time and themes concerns about traffic and schools busses.

Joyce Cowen 1039 Burnt Tavern Rd spoke about the density, traffic, parking and impervious coverage. She believes the proof of the negative criteria has not been met.

Eileen Crouch 2201 River Rd questioned the safety and landscaping at the entrance.

1111 Bradford Dr is concerned about parking.

John Connor would like this to be rescheduled for a no decision on this application until the summer time, because residents are not here.

Mr. Gertner explained the Board has a legal obligation to make a decision.

Eileen Couch is concerned about the safety.

Gary schenburg

Lee 1111 Bradley Drive, believes they should go for 5-8 dwellings.

Scott Penick A-11 elevation comparison.

Mr. Popovitch asked how many units.

74

Michelle Carosi 2104 River Rd parking concern.

Mr. Hrubash 2104 river Rd, parking concern

Patrice Rothman 2201 River Rd what is the purpose of having requirements when they are asking for so much.

Mr. Popovitch stated the planner explained how the application meets the criteria.

Mr. Popovitch rests.

Mr. Penick

Chris Zegle, President of Association.

Michael Soppssomano, Planner attained by Waters Edge. The Board accepts credentials.
The Board has heard the flavor of the concerns.

Mr. Scott Penick questioned if the applicant has met the standards for the requirement. Has the applicant convinced the Board that the proposal is substantially enhancing. All of the testimony, has included neighboring properties trying to meet the requirements. This is supposedly a less dense application downsizing from thirty three bedrooms, to thirty bedrooms. This is still extremely dense and a negative to the neighborhood.

Mr. Popovitch doesn't want to belabor the standards that have been discussed. There is not a sustainable detriment to the neighbor and the planner has discussed that. The Board needs to consider the history of the property. The discontinued use of the Doctors office is a much more intense use. A non-conforming use has been eliminated. The prior use is a consideration. Anything will need a variance on this property. A-11 in relation to the visual view of both building, A-3 arial photographer property surround by Waters Edge. Waters Edge is spread out more, but this plan works. The majority of the people here are from Waters Edge. It blends in with the neighborhood. It is an enhancement all the way around. The bulk variance are going to apply to any proposal on this lot. There is never a traffic jam on River Road. IT does not have an adverse effect on the neighborhood. It will be an assesst to Point Pleasant Board.

Caucus

Mr. Nikola there is no more traffic generated from the hospital than there is now.

Mrs. Masterson had an issue with the small lot where four units were proposed. It doesn't need to be this large. It is too big. They only dropped three units, just too big

Mr. Coleman it is a challenging application. He believes the concerns are valid. The applicant did reduce to the application. It is a beautiful building, a tad on the large side. It does not impair the zoning ordinance, not a huge detriment to the neighborhood. He is concerned about the height, density and the front yard setback. It is consistent with the neighborhood.

Mr. Giordano it is a beautiful building. He has a problem with the density of this application. He doesn't feel the negative criteria has been meet.

Mr. Weiglein agrees the density is too much.

Mr. Nikola its unfortunate this lot didn't stay with Waters Edge. It is too dense.

Mr. Schroeder it believe it does fit in. It is zoned multi-family. It is considerably smaller than Water's edge.

A motion to deny was made by Mr. Weiglein, seconded by Mrs. Masterson

Roll Call Vote

Mr. Shrewsberry- Yes Mr. Weiglein- Yes Mr. Nikola- No Mr. Coleman- No

Mr. Giordano- Yes Ms. Masterson- No Mr. Schroeder- No

A motion to adjourn was made by Mr. Coleman, seconded by Mrs. Petrillo. All were in favor.

The meeting adjourned at 10:23pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary