

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
June 24, 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. Nikola Mr. Giordano Mrs. Masterson
Mrs. Coulson Mr. Veni Mr. Coleman
Members Absent: Mr. Shrewsbury Mr. Hutchinson Mrs. Petrillo
Attorney: Mr. Gertner

Minutes

03-11-2020

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

Roll Call Vote

Mr. Giordano- Yes Ms. Coulson- Yes Mr. Veni- Yes Mr. Coleman- Yes

05-27-2020

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

Roll Call Vote

Mr. Nikola- Yes Ms. Coulson- Yes Mr. Veni- Yes Mr. Coleman- Yes

Matters for Discussion

Future Meetings, Applications and Meeting Dates 7-8, 7-22 & 8-12

Mr. Coleman stated with the State executive order restrictions the Board is limited to 25% capacity, 48 people at this time. There is a concern for upcoming meetings should there be more of a public presence. There is a Zoom option or the Borough court room with the possibility of the vestibule as an overflow area with a speaker system.

Mr. Gertner stated the July 8th meeting is ready to go. The applicant’s attorney is aware of the capacity restrictions.

Mr. Ceres is present representing R2T2, LLC. The applicant is not willing to wave time, but Mr. Ceres is willing to cooperate with the Board to comply with the restrictions.

Mr. Gertner stated the only space available is the Borough Court Room. The town isn’t currently equipped to handle a Zoom meeting.

Mr. Coleman stated there is also the possibility of the vestibule as an overflow room. A special police officer maybe needed as well for crowd control.

The Board Secretary relay will this discussion to the Borough Administrator. After meeting with the Administrator the results will be forwarded to the Board Attorney, Chairman and Mr. Ceres to ensure a safe and time compliant meeting for everyone.

New Business

20-08- Manzo- Block 327 Lot 19 1503 Wildwood Ave- Front Yard Setback

The applicant is looking to construct a roofed front-entry porch and dormers. Relief is needed for front yard setback of a porch is 19', where 16.25' is proposed. Front Yard setback for front yard dormers is 25', where 20.2' is proposed.

Mr. Manzo testified he is looking to construct two dormers and a portico for weather protection. The addition is needed for the expansion of his family. The home is previously non-conforming. Mr. Manzo did drive the area and surrounding homes have the similar configuration.

Mr. Coleman questioned the shed.

Mr. Manzo stated the shed was existing when the home was purchased. They would like to keep the shed in its current location, it is on a concrete slab.

Mr. Gertner stated the shed has existed before Mr. Manzo purchased the home. The Board could subject variance to no further improvements on the shed. Meaning, once the shed is deteriorated it could not be rebuilt in its current location, unless a variance was granted now or at a later date.

Mr. Giordano stated since it is on a fixed foundation and he agrees with Mr. Gertner.

Mr. Manzo would like to include the variance at this time.

Mr. Thomas Lavin, architect and friend of the family was sworn in. Mr. Lavin stated the shed is 156sq ft.

Mr. Gertner reiterated, if granted the variance would allow for a 156 sq ft shed, without utilities, to exist and be reconstructed if necessary.

Caucus

Mrs. Masterson has no problem with the application.

Mr. Giordano has no problem as well. However, should the shed/garage be replaced it should be brought into compliance.

Mr. Nikola stated it is a nice plan. He has no problem with the shed

Mr. Veni likes the house and agrees with Mr. Giordano in reference to the shed.
Mrs. Coulson also likes the plan and has no problem with the shed.

A motion to approve the application was made by Mr. Giordano with the condition that the shed can exist as is, but if repaired beyond its existing conditions or replaced the shed must be brought into compliance, seconded by Mrs. Masterson.

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes Mrs. Masterson- Yes Ms. Coulson- Yes
Mr. Veni- Yes Mr. Coleman-Yes

20-09- Piga- 824 Donna Drive- Rear Yard Setback

The applicant is seeking relief to construct a basement and raise his home. The current configuration of the home is in violation of the rear yard setback, 17.2', where 25' is required.

Mr. Michael Piga was sworn in. Mr. Piga testified he purchased his home 13 years ago. He is looking to construct a basement under the existing footprint of his home. The home is a unique A-frame style, built on piles, which makes the home cold in the winter. The home is currently within the rear yard setback, no height variance is needed. Mr. Piga stated he also has a shed that is non-compliant, 1.6', where 2' is required. The shed does back up to his neighbors shed, never a problem.

Mr. Gertner reminded the Board that every application stands on its own merits. This shed is 1.6' off the property line, with the lot being a unique shape.

Mrs. Masterson questioned the door access in basement.

Mr. Piga stated it is basically to get furniture in and out. The stair access in the home will be tight to maneuver furniture up and down the stairs. The access will eventually covered by the deck.

Mr. Coleman questioned if the basement would be finished, heated, bathroom, etc.?

Mr. Piga replied the plan for now is storage only. It will be heated, no bathroom or sheetrock at this time.

Mr. Giordano has no problem if the basement is finished. There should be a provision that the home can't become a mother-daughter dwelling.

No public questions or comments.

Caucus

Mr. Giordano has no problem with the application. If the basement is finished down the road, there should be a condition that the home cannot become a mother-daughter. Should the shed be replaced it needs to comply. However, the shed can be repaired.

Mrs. Masterson is still concerned about the basement access. She agrees with Mr. Giordano about conditions for the basement and the shed.

Mr. Veni has no problem, also agrees with Mr. Giordano

Mrs. Coulson agrees as well.

Mr. Nikola is fine with the application. He further stated it's a ton of work.

A motion to approve was made by Mr. Giordano with the conditions stated, seconded by Ms. Coulson.

Roll Call Vote

Mr. Nikola- Yes

Mr. Giordano- Yes

Mrs. Masterson- Yes

Ms. Coulson- Yes

Mr. Veni- Yes

Mr. Coleman- Yes

20-11- Perna- 1026 Old Farm Rd- Rear Yard Setback & Front Yard Setback- Canceled, no variance needed

A motion to adjourn, all were in favor. The meeting adjourned at 8:05pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary