

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
July 10, 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: Mr. Shrewsberry Ms. Commins Mrs. Petrillo
 Mr. Coleman Mr. Weiglein Mr. Giordano Ms. Masterson
 Mr. Schroeder

Members Absent: Mr. Nikola Mr. Blank

Attorney: Mr. Gertner

Minutes: 06/26/2019

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

Roll Call Vote

Mr. Shrewsberry- Yes Ms. Commins- Yes Mrs. Petrillo- Yes Mr. Schroeder- Yes

Unfinished/New Business

17-19- DeCesare- Block 4 Lot 4- 305 Eastham Rd- Lot Coverage

The applicant is looking to construct an in-ground swimming pool. The minimum lot coverage is 35%, where 43% is proposed.

The applicant Tracey DeCesare was sworn in.

Ms. DeCesare testified she is looking to install a 15x34 fiberglass pool and she is over on lot coverage. She is installing the pool where there previously was an above ground pool.

Ms. DeCesare questioned the engineer’s letter concerning the Pedestrian Safety Fund.

Caucus

Mr. Gertner stated the Board doesn’t have the right to waive the fee for the fund. It is part of every resolution as, resolution compliance. The Borough Engineer can waive the fees. Mrs. Petrillo isn’t thrilled with the coverage of coverage, but she is in favor of the application Mr. Schroeder agrees, but it has such little impact.

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

Roll Call Vote

Mr. Shrewsberry- Yes Ms. Commins- Yes Mrs. Petrillo- Yes Mr. Coleman - Yes
 Mr. Weiglein- Yes Mr. Giordano- Yes Mr. Schroeder- Yes

18-19- Minerva Properties LLC- Block 317.01 Lot 18- 2408 Minerva Street- Front Yard Setback & Habitable Attic

Mr. Giordano recused himself

The applicant is looking to construct a new home. The front yard setback is 25', where 22.94' proposed. The applicant also needs a variance for habitable attic.

Mr. Popovitch attorney for the applicant.

Mr. Robert Shippee, applicant was sworn in.

Mr. Popovitch stated he would like to amend the application to allow for a 6x6 platform off the rear of the home. He also understands the Pedestrian Safety Fund would apply in this case.

Mr. Shippee testified the lot isn't as deep and the house is compact. He would like to leave a larger back yard and preserve the side yard for any future improvements the future home owner may like to make.

Mr. Popovitch stated due to the lot size this home is aesthetically pleasing and the proposed home has less lot coverage than a home that would comply.

Mr. Schroeder questioned why a front yard setback is needed, the side yard is open.

Ms. Commins stated the home doesn't line up with the other homes. Can the home be moved back? Also, can the infiltration system be moved to the front?

Mr. Popovitch replied a porch can be added it would still be within the setbacks.

The reason the applicant is leaving a larger side is to preserve open space. It meets the purpose of zoning.

Caucus

Mr. Coleman stated the market is driving this type of request. It is only two feet.

Mr. Schroeder disagrees, it is a blank slate.

Ms. Commins likes that the side yard is being left open. If they build a conforming house they will be back in front of the Board for accessory uses.

Mr. Coleman stated another option is to push the house back, but a variance would still be needed.

Ms. Masterson isn't thrilled about the variance, but overall she likes the design and plan.

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

Mrs. Petrillo asked if the applicant would be allowed to speak to make some changes, opposed to coming back with a new application.

Mr. Gertner didn't see any problems with the request.

Mr. Shippee testified he can move the house forward, back left and back, split the difference. If he moves the house to the left the home will be 500sq ft larger.

Ms. Commins asked if he would mind moving the infiltration system to the front. She is not in favor of the house being moved to the left, she like the open side yard.

Mr. Shippee replied he can move the infiltration system anywhere.

Caucus

Mrs. Masterson stated its 2 ft. She doesn't have a problem.

Mr. Schroeder would like to see a conforming house.

Mr. Weiglein replied he can split it, one front and one back.

Mrs. Petrillo believes the smaller house will allow for a more affordable home to allow young families to move into our town.

Ms. Commins made a motion to approve the application with the condition the home must comply with the front yard setback, allowing for a rear yard setback and the drainage infiltration system must be in the front of the home. Seconded by, Mr. Coleman.

Roll Call Vote

Mr. Shrewsberry- Yes Ms. Commins- Yes Mrs. Petrillo- Yes Mr. Coleman- Yes
Me. Weiglein- Yes Ms. Masterson- Yes Mr. Schroeder- No

A motion to adjourn was made by Mrs. Petrillo, seconded by Ms. Commins. All were in favor. The meeting adjourned at 8:02pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary

