

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
August 14, 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 Mr. Nikola
Ms. Masterson Mr. Schroeder
Members Absent: Mr. Blank
Attorney: Mr. Gertner

Minutes 07/10/2019

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. Giordano- Yes Mr. Schroeder- Yes

Resolution

11-16 Penn- Block 128 Lot 11- 1151 Ridgefield Drive- Use Variance, Front yard setback, Porch, Building Coverage & Side Yard Setback

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

Roll Call Vote

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

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

A motion to memorialize 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

Resolution Compliance

**25-18 Blackley- Block 128 Lot 50- 1128 Borden Ave- Use Variance
The applicant will be coming back with more detailed plans.**

Unfinished/New Business

19-19- 910 South Street, LLC- 910 South Street- Signage size

The applicant is looking to erect a freestanding sign for their apartment building. The maximum signage allowed is six square feet, where fifteen feet is proposed.

Mr. Popovitch, attorney for the applicant
Mr. Lombardi, applicant

A-1 Color rendering marking into evidence

Mr. Popovitch explained his applicants are proposing a larger sign.

Mr. Lombardi explained the allowed size is not beneficial, no visibility. The plot plan shows the sign being marked for the curb line, not the property line. There is plenty of room to correct the setbacks.

Ms. Commins stated the poster board Mr. Lombardi was holding is the allowed signage size.

A motion to approve was made by Mr. Coleman, Seconded by Mr. Shrewsberry.

Roll Call Vote

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

20-19- Nielsen- Block 301 Lot 9- 2201 Middle Ave- Front Yard setback, Side yard setback & Building Coverage

The applicant is seeking relief to construct a new dwelling. Relief is needed for front yard setback where 19' is required and 16.6' is proposed. The side yard setback requirements are 15', where 10.6' is proposed. Maximum building coverage is 30%, where 31% is proposed.

Mr. Popovitch, attorney for the applicant.
Ms. Aimee Nielson, applicant was sworn in.

Mr. Popovitch stated Ms. Nielsen's home was destroyed during Super Storm Sandy.

Ms. Nielsen testified this was her childhood home. The home was recently knocked down. She is looking to reconstruct a smaller home, more conforming to the unusual shaped lot. She could change the steps, but she would still request approval for the variance requested. Should a fence be requested later it must meet the ordinance requirements. Ms. Nielsen agreed to the condition that the air conditioning condensers must be shielded with an arborvitae of any variety.

Caucus

The Board agreed the plan was acceptable for the unusual shape of the lot. A moderate home was proposed.

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

Roll Call Vote

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

A motion to adjourn was made by Mrs. Petrillo, seconded by Ms. Commins. All were in favor. The meeting adjourned at 8:20pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary