

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
September 11, 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
Mr. Coleman Mr. Weiglein Mr. Nikola
Mr. Schroeder

Members Absent: Mrs. Petrillo Mr. Giordano Ms. Masterson Mr. Blank
Attorney: Mr. Gertner

Minutes 08/14/2019

A motion to approve was made by Mr. Coleman, seconded by Ms. Commins

Roll Call Vote

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

Resolution

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

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

An amendment was made to the draft resolution.

Roll Call Vote

Mr. Shrewsberry- Yes Ms. Commins- Yes Mr. Coleman- Yes Mr. Weiglein- Yes

**19- 910 South Street, LLC- 910 South Street- Signage size
20-19- Nielsen- Block 301 Lot 9- 2201 Middle Ave- Front Yard setback, Side yard setback & Building Coverage**

A motion to memorialize was made Ms. Commins, seconded by Mr. Shrewsberry.

Roll Call Vote

Mr. Shrewsberry- Yes Ms. Commins- Yes Mr. Coleman- Yes Mr. Weiglein- Yes
Mr. Schroeder- Yes

Unfinished/New Business

21-19 – Shaughnessy- 1011 Philadelphia Ave- Rear Yard Setback (7:15-7:26)

The applicant is looking to construct an addition off the rear of her home. Relief is needed for the rear yard setback, required 25' proposed 12'.

Ms. Shaughnessy, applicant, was sworn in.

Brian DiStefano, builder, was sworn in.

Ms. Shaughnessy testified she moved into her childhood home and it is too small for her family. She would like to add 14 x 20 family room off the rear of her home. Years ago the neighbor in the rear, built over the property line. To rectify the problem the applicant's father gave a small portion of the rear yard to the neighbor. This in turn is creating the rear yard setback issue for the applicant.

Mr. Schroeder questioned what the finished product would look like.

Ms. Shaughnessy replied the siding will match the existing home.

Mr. Distefano testified they are proposing a one level addition off the rear of the home, half of a bathroom and a small closet, leading out to a patio.

Mr. Shrewsberry questioned why the addition wasn't proposed in the front of the home.

Ms. Shaughnessy replied a new porch was just constructed and they weren't aware that the rear yard was going to be in violation.

No questions from public

Ms. Penny Barry 1009 Philadelphia Ave lives to the east of this property. She has resided on Philadelphia Avenue since 1984. She is in favor of the application.

Caucus

Mr. Nikola stated there are no neighbors here complaining

Mr. Coleman stated it is not a big request and it will enhance the quality of life.

Mr. Weiglein has no objection

Ms. Commins likes the recent improvements to the home.

A motion to approve was made by Mr. Shrewsberry, seconded by Ms. Commins

Roll Call Vote

Mr. Shrewsberry- Yes Ms. Commins- Yes Mr. Coleman- Yes Mr. Weiglein- Yes
Mr. Nikola- Yes Mr. Schroeder- Yes

A motion to adjourn was made by Mr. Coleman, seconded by Ms. Commins. All were in favor. The meeting adjourned at 7:27pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary