

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
December 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: Ms. Commins Mr. Coleman Mr. Weiglein
 Mr. Giordano Mr. Nikola Mr. Schroeder
Members Absent: Mr. Shrewsberry Mrs. Petrillo Ms. Masterson
 Mr. Blank
Attorney: Mr. Gertner

Minutes 12-11-2019

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

Roll Call Vote

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

Resolutions

24-19- Brue- 1525 Littlehill Rd- Two Side Yard Setbacks

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

Roll Call Vote

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

Unfinished/New Business

23-19- Parrot- 1524 Dorsett Dock Rd- Rear Yard Setback- (7:08-7:20)

Emiline Fitzgerald, attorney for the applicant.

Jason Parrott, applicant was sworn in.

Ms. Emiline stated her client purchased the home in 2019 with an existing pool. After receiving a survey of the property there was a discovery that the pool was construction 3.9ft from the property line, where 5ft was required. They believe the pool was measured from the fence, not the property line.

Mr. Parrott stated he purchased his home in 2019. A survey was conducted prior to closing and it was discovered the pool was constructed within the rear yard setback. He is just trying to make it compliant.

A motion to approve the application was made by Mr. Coleman, seconded by Mr. Giordano.

Roll Call Vote

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

25-19- NJ Poke 2 LLC-3003 Lakewood Rd- Use Variance- (7:08-8:02)

The application is for a Use Variance for an existing mixed-use building with three commercial units and four apartments on the second floor. The applicant was seeking to use one of the commercial units as a restaurant, NJ Poke, which is permitted use, but requires a Use Variance due to the mixed use.

Mr. Daniel Popovitch, attorney
Mr. Patrick Santo-Donato, applicant
Mr. Ryan Gripp, applicant

Mr. Popovitch stated the applicants are looking to operate a restaurant. Mr. Donato currently owns and operates NJ Poke at 214 Ocean Ave, Point Pleasant Beach. He is looking to open a second location.

Mr. Gripp testified they are proposing to open a restaurant serving Poke Bowls. Most of the bowls are sushi, therefore no ventilation is needed. Any prepared foods will be cooked off-site. Hours of operation will be from 11:00am-8:00PM. The proposed signage will meet any required setbacks and size requirements. The parking should be workable since the bagel store closes at 2:00pm. There will be four employees. The floor plan shows for a maximum of 40 people. They are anticipating mostly take out.

Mr. Giordano suggested possible longer hours, not to restrict them to 8:00PM.

The Board agreed on 10:00PM.

Ms. Commins questioned garbage collection.

Mr. Popovitch stated they weren't sure if there was a dumpster currently on the site. They are willing to comply with the condition a dumpster.

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

Roll Call Vote

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

26-19- GMP Construction Co. Inc.- Block 9 Lot 47.01- 2611 River Road A- Lot Coverage, Lot Width- lot width & lot coverage – (8:04-8:18)

The applicant is seeking approval to construct a new four bedroom single family dwelling on a lot that was created in 1986. Variances are needed for minimum lot width 73.3ft proposed, where 75ft is required and lot coverage 48% proposed, where 35% is required. The driveway serving the adjoining lot to the rear accounts for 14.6% of the lot coverage.

Mr. Daniel Popovitch, attorney for the applicant
Mr. Vincent Palmieri, applicant was sworn in.

Mr. Popovitch stated this is an application for a new dwelling on an existing lot. There are variances needed for lot coverage 48%, where 35% is required and for lot frontage 73.3ft is proposed, where 75ft is required.

Mr. Palmieri testified he will comply with all other setbacks and requirements.

Ms. Commins asked if he would mind relocating the recharge system to the front yard.

Mr. Palmieri agreed.

There were no public questions or comments.

Caucus

Mr. Schroeder feels it's a good idea and a modest home.

Ms. Commins loves the driveway.

A motion to approve the application was made by Mr. Coleman, seconded by Mr. Weiglein.

Roll Call Vote

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

The Board agreed to have its annual re-organization meeting January 22, 2020.

A motion to adjourn was made by Mr. Coleman, seconded by Ms. Commins. All were in favor.
The meeting adjourned at 8:20PM.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary