

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
October 14, 2020**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Coleman at 7:00 P.M. Mr. Coleman 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. Shrewsberry | Mr. Hutchinson | Mrs. Coulson |
| | Mr. Veni | Mr. Coleman | |
| Members Absent: | Mr. Nikola | Mrs. Petrillo | Mr. Giordano |
| | Mrs. Masterson | | |
| Attorney: | Mr. Gertner | | |

Discussion

The Board discussed upcoming meeting dates. A decision was made to meet on the regular scheduled meeting date November 11, 2020.

New Business/Unfinished Business

20-16- Desmond- 720 Waterside Court- Side Yard Setback & Lot Coverage- Insufficient Notice

This application was not heard, due to insufficient notice. New notice is required.

20-15- Higgins- Kraiss- 2512 River Road- Certificate of Continuance of a Non- Conforming Use

John Jackson, attorney
Susan Higgins- Kraiss, sworn in.

Mr. Gertner stated there are only five members present.

Mr. Jackson proceeded.

A-1 Power Point
A-2 Zoning Map 1987

Mr. Jackson explained home is on the corner of River Road and Barton Avenue. This home existed in the R-2 zone, which allowed for duplex dwellings. The lot has existed since 1917, therefore meeting the requirements prior to the zone change. The 1987 building department was to create a two-family dwelling. The plans show an addition having its own entrance, bathroom, kitchen, bedrooms and family room.

Mrs. Susan Higgins- Kraiss testified she moved to Point Pleasant in 2000 with her parents and three children. Mrs. Higgins- Kraiss lived in the main home and her parents lived in the apartment. She only knew this home to be two-family. Everything is separate between the main dwelling and the apartment, electric and gas meters, water, mailboxes, addresses and HVAC.

The home is currently for sale and it was brought to her attention that the home is now located in a single-family zone. Hence, why she is seeking the Certificate of Continuance of a Non-Conforming Use.

Mr. Jackson feels this is the strongest case he has presented before the Board for a Continuance.

Caucus

Mr. Hutchinson feels it is well documented and straight forward.

Mr. Veni & Coulson agree.

Mr. Shrewsberry stated it is straight forward.

Mr. Coleman agreed, and the proofs have been provided.

A motion to approve the Certificate of Continuance of a Non-Conforming Use was made by Mrs. Coulson, second by Mr. Shrewsberry.

Roll Call Vote

Mr. Hutchinson- Yes

Mr. Shrewsberry- Yes

Mr. Veni- Yes

Mrs. Coulson- Yes

Mr. Coleman

A motion to adjourn was made by Mr. Veni, all were in favor. The meeting adjourned at 7:29pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary