

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
December 9, 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. Hutchinson Mr. Nikola Mrs. Petrillo Mr. Giordano
Mrs. Masterson Ms. Coulson Mr. Veni Mr. Coleman
Members Absent: Mr. Shrewsberry
Attorney: Mr. Gertner

Re-Organization

Re-organization meeting will be held January 13, 2021.

A motion for the re-organization meeting was made by Mrs. Petrillo, seconded by Mr. Nikola.

Mr. Hutchinson- Yes Mr. Nikola- Yes Mrs. Petrillo- Yes Mr. Giordano-Yes
Mrs. Masterson- Yes Ms. Coulson-Yes Mr. Veni- Yes Mr. Coleman- Yes

Minutes

11-11-2020

A motion to approve the minutes from November 11, 2020 was made by Mr. Nikola, seconded Mr. Hutchinson.

Roll Call Vote

Mr. Hutchinson- Yes Mr. Nikola- Yes Mrs. Petrillo- Yes Mr. Giordano
Mrs. Masterson- Yes Mr. Coleman- Yes

Resolutions

20-16- Block 166 Lot 16.01- Desmond- 720 Waterside Court- Side Yard & Lot Coverage

A motion to memorialize the Desmond resolution was made by Mrs. Petrillo, seconded by Mr. Nikola

Roll Call Vote

Mr. Hutchinson- Yes Mr. Nikola- Yes Mrs. Petrillo- Yes Mr. Coleman- Yes

20-17- Block 20 Lot 11- Sweet Escape Property, LLC- 2505 River Rd- Lot Frontage

20-18- Block 300 Lot 37- Venice- 1620 East Drive- Rear Yard Setback

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

Roll Call Vote

Mr. Hutchinson- Yes Mr. Nikola- Yes Mrs. Petrillo- Yes Mr. Giordano- Yes
Mrs. Masterson- Yes Mr. Coleman- Yes

New Business/Unfinished Business

20-07- R2T2, LLC- Block 45 Lot 1- 2613 Lakewood Rd- Use Variance, Site Plan & Bulk Variances- Seeking an adjournment to January 13, 2021. New notice is required.

Mr. Gertner believes the applicants professionals were not available this evening; therefore, the applicant is seeking an adjournment. They are willing to waive time until January. This matter will be carried to the re-organization meeting, January 13, 2021, new notice is required.

20-13- Block 306 Lot 12- Behrle- 1672 West End Drive- Lot Size, Rear Yard Setback & Lot Coverage (7:05-7:41)

The applicant is seeking to construct a roof over an existing deck. Relief is need for:
Lot size 5000sq ft required, where 4590 sq ft is proposed.
Rear Yard Setback 25ft required, where 17.3sq ft is proposed.
Lot Coverage 50% required, where 54.54% proposed.

Mr. Behrle explained he is looking to replace his awning with a roof over his deck. He is trying to improve the esthetics of his home.

Mr. Coleman questioned the lot coverage.

Mr. Behrle replied yes, the improvement will be more esthetic.

Mrs. Petrillo stated it is almost a 6% increase. She is looking for him to stop the flooding of the environment.

Mr. Behrle stated he is looking to improve the property.

Mrs. Masterson question the material of the driveway.

Mr. Behrle replied concrete.

Mrs. Masterson stated an awning covers the deck now, therefore a roof would basically be the same thing.

Mr. Giordano question who calculated the lot coverage.

Mr. Behrle replied the architect. He is willing to do what is necessary to be help. He is trying to improve his property.

Mr. Giordano loves the proposal. The impervious coverage is being increased by 6%, which is concerning for some Board members. There is 200sq ft overage of coverage, that would need to possibly be removed. Mr. Savacool's review letter explained the applicants lot coverage figures did not include the new roof.

Mr. Coleman feels perhaps it may be best for the applicant to come back in January with his architect.

Mr. Behrle asked for a list of concerns.

Mr. Gertner explained the applicant has heard the Board concerns and Mr. Savacool's letter. It is up to the applicant to address the issues at hand.

Mr. Behrle is willing to come back with this architect.

Mr. Gertner further stated the applicant is seeking an adjournment until January 13, 2021, no new notice is required. The applicant has waived any time requirements.

20-21- Block 21 Lot 5- Rotunno- 207 River Ave- Side Yard Setback (7:42- 7:48)

The applicant is looking to construct a one-story addition. Relief is needed for side yard setback, 7.5ft is required, where 4.4ft is proposed.

Chris & Lori Rotunno were sworn in.

Mr. Rotunno stated they are looking to bump out their existing kitchen to make it a little bigger and this is the only location that works. The addition would be permitted on the opposite side of the home, but that is a bedroom. It will also be more esthetically pleasing on the proposed side.

Mr. Giordano believes the application stands on its own.

Mr. Nikola stated it is a nice set of plans and it will look nice.

Mr. Coleman asked if the materials of the addition will match the existing home.

Mrs. Rotunno replied yes. He further added they have resided in the home for twenty-one years.

No public questions or comments.

Caucus

Mr. Nikola nice plans, reasonable request.

Mrs. Petrillo stated the application makes sense.

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

Roll Call Vote

Mr. Hutchinson- Yes Mr. Nikola- Yes Mrs. Petrillo- Yes Mr. Giordano- Yes
Mrs. Masterson- Yes Mr. Coleman- Yes

A motion to adjourn was made by Mr. Nikola, seconded by Mrs. Petrillo. All were in favor. The meeting adjourned at 7:51PM.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary