

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
January 13, 2021**

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".

Roll Call Vote

Members Present:	Mr. Shrewsberry	Mr. Hutchinson	
Mr. Nikola	Mr. Giordano	Mrs. Masterson	Ms. Coulson
Mr. Veni	Mr. Coleman		
Members Absent:	Mrs. Petrillo		
Attorney:	Mr. Gertner		

Re-Organization

Chairman: A motion was made to appoint Mr. Coleman as Chairman by Mr. Giordano, seconded by Mrs. Masterson. All were in favor.

Vice- Chairman: A motion was made to appoint Mrs. Petrillo as Vice-Chairman by Mr. Nikola, seconded by Mr. Shrewsberry. All were in favor.

Secretary: A motion to appoint Sharon Morgan as Board Secretary was made by Mr. Nikola, seconded by Mr. Shrewsberry. All were in favor.

Attorney:

Mr. Coleman stated there was only one attorney proposal:
Gertner & Gertner- Sean Gertner

A motion was made to appoint Mr. Sean Gertner (Gertner & Gertner) as the Board Attorney by Mr. Giordano seconded by Mrs. Masterson. All were in favor.

Engineer/ Planner:

Mr. Coleman stated the following engineers submitted proposals:

T & M Associates
CME

A motion to appoint Mr. Raymond Savacool (T & M Associates) was made by Mr. Giordano, seconded by Mr. Nikola. All were in favor.

Meeting time and dates

Ms. Coulson made a motion to hold residential applications on the second Wednesday and commercial applications on the fourth Wednesday of each month at 6:30pm, seconded by Mr. Shrewsberry. No meetings will be conducted on November 24th, 2021. Re-organization for 2022, is scheduled for January 12, 2022. All were in favor.

Official Newspaper

Mrs. Masterson made a motion for the official newspapers of the Board of Adjustment to be The Asbury Park Press and The Ocean Star, seconded by Mr. Shrewsberry. All were in favor.

New Business

20-07- R2T2, LLC- Block 45 Lot 1- 2613 Lakewood Rd- Use Variance, Site Plan & Bulk Variances – Adjourned until February 24, 2021- All were in favor.

20-13- Block 306 Lot 12- Behrle- 1672 West End Drive- Lot Size, Rear Yard Setback & Lot Coverage- Continued from December 9th, 2020

Mr. Behrle, applicant, was sworn in.

Mr. Ludwig, architect, was sworn in. The Board accepted his credentials.

Mr. Behrle stated previous concerns of the Board, at the last meeting, was drainage.

A-1 Site street plan was marked into evidence.

Mr. Ludwig testified there are currently four leaders on the house. The water from the roof pitches towards the street. The proposed roof will be tied into the existing leaders, creating no additional water spillage. The proposed roof is 280sqft.

Mr. Behrle stated there is currently an awning over half of the deck, without drainage.

A-2 Views of Structure

Mr. Ludwig all water will be piped to the left side of the house.

Mr. Coleman confirmed the plan has not changed. The biggest concern was the impervious coverage and the runoff.

Mr. Gertner clarified maximum lot coverage is 50%, while proposed 54%. This is an undersized lot.

Mrs. Masterson believes this is a huge improvement to the property. It was done very tastefully, and the water concerns were addressed.

Mr. Burke stated it appears to be a nice application and the applicant does have an undersized lot, therefore allowing for less coverage.

Public comment/ questions – None

Mrs. Masterson made a motion to approve, seconded by Mr. Nikola.

Roll Call Vote

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

Ms. Coulson- Yes Mr. Veni- Yes Mr. Coleman- Yes

20-19- Logalbo – Block 300 Lot 42- 2121 Evergreen Lane- Building Coverage

Suzanne Logalbo was sworn in.

Tom Vernot, builder with patio enclosure, Bensalem PA was sworn in.

Ms. Logalbo stated it is an existing deck. She is looking to screen it in with a roof for safety purposes. It is extremely windy. She has tried to different options a series of umbrella and canopy. All items blowing over, creating a hazardous situation. The top screen panels proposed can come out, it is a three-season room.

Mr. Gertner stated this becomes a permanent structure, creating the building coverage. What happens in turn of drainage?

Mr. Vernot stated there will be a rain gutter with a down spout. They can tie them into the existing underground storm drain system or propose some rain barrels.

Mr. Giordano stated this is for building coverage, different than lot coverage.

Mr. Coleman questioned the hardship.

Ms. Logalbo stated the space is not usable. It is a way to solve the issue with minimal impact.

Mr. Gertner stated she would be seeking a C-2 variance. These are unique circumstances with the wind and creates a safety concern.

A-1 Brochure

Mr. Vernot stated there is no glass proposed, only screens.

Public questions or comment- None

Caucus

Mr. Giordano has no problem with the application. He does not have any concerns about drainage.

Mrs. Masterson likes the proposal; however, it is a little large.

Mr. Nikola stated the product looked good from the brochure.

Mrs. Coulson likes it.

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

Roll Call Vote

Mr. Shrewsberry- Yes

Mr. Hutchinson- Yes

Mr. Nikola- Yes

Mr. Giordano- Yes

Mrs. Masterson- Yes

Ms. Coulson- Yes

Mr. Coleman- Yes

20-22 Giuliana & Gurrera- Block 20 Lot 13- 105 River Ave- Front Yard Setback

The applicant is seeking relief to construct an addition. Relief is needed for the following setbacks:

Front-Yard setback: proposed 22.1', where 25' is allowed.

Bernardo Giuliana & Angela Gurrera were sworn in.

Matthew Cronin, architect was sworn in.

Mr. Giuliana is looking to make substantial improvements to their home. It has been in his wife's family since 1952. The home has aged and needs work. In order to achieve their vision, they need to expand from a 1 ½ story home to a 2-story home. The home was constructed prior to zoning setbacks. They would like to make the record clear that he believes the roof deck also touches the front yard setback.

Mrs. Masterson questioned if the roof deck will be covered.

Mrs. Gurrera replied no, it will remain open.

Mr. Giordano asked if they were expanding the existing front foot.

Mr. Giuliana replied no.

Mr. Giordano likes the plan.

Mr. Giuliana also mentioned the garage, in response to Mr. Savacool's letter, will still be utilized as a garage meeting all requirements.

Mr. Gertner clarified the side yard setback of 4.9' for the garage is pre-existing.

Mr. Coleman questioned if they are keeping the look of the cape cod style home.

Mr. Giuliana replied yes.

Ms. Gurrera replied they are looking to improve the esthetics of the home.

Public questions/ comment- None

Caucus

Mr. Coleman likes the application. They are looking to improve what they already have. It is an esthetic improvement to the home and the neighborhood.

Mr. Gurrera added access to the attic is strictly for mechanicals, not a habitable space. The garage was addressed. The grading and draining plan will not be altered, it currently works well.

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

Roll Call Vote

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

20-23- Tranger- Block 314 Lot 14.02- 1307 Beaver Dam Rd- Use Variance & Lot Frontage

The applicants are looking to construct an in-ground swimming pool. The applicant is seeking relief for:

Lot frontage 21.21' existing, where 50' is required.

Lot width 21.21' existing, where 25' is required.

Distance for an accessory structure to the side property line is 13' proposed, where 50' is required.

Use Variance is also needed, due to the existing non-conforming use on the property.

Ms. Jilian McLeer is the attorney for the applicant.

A-1 - Power Point presentation 15 pages, were marked into evidence.

Ms. McLeer stated the applicants are here because they would like to install an inground swimming pool. Their home is in the Town Center (TC) zone, which in turn is creating the variances requested.

Ms. McLeer went through the power point. The property is a flag lot, creating the variances with lot frontage and width. Since the home is in the TC zone the setback for the distance of an accessory structure to the side property line is 50'. Residential homes in the area only require a 5' setback. The pre-existing nonconformity is for the residential use, which has been the use since the 1960's. This is a very large lot, and the flag lot would create the hardship.

Christian and Amy Tranger, applicants were sworn in.

Ms. McLeer questioned how long they lived in the home and if the pool area will be fenced.

Mr. Tranger replied they have resided in the home, as a couple, for 7 years. Mr. Tranger has lived in the home since birth. The pool will be fenced, as well as the yard. He further stated they have 4 small children, and the pool is more practical opposed to the beach.

Mr. Colman questioned if pool that complied to the setbacks could be constructed.

Mr. Tranger replied due to the TC requirements, no. The setback is 50' for an accessory structure from the side property line.

Ms. McLeer replied, they must come before the Board due to the Use Variance. OPRA requests were submitted for the property and the time this home was constructed, residential was a permitted use.

Mr. Gertner stated when the home was constructed it was a permitted use. The C variances required are wrapped into the D variance, because of the zone change over the years.

Mr. Coleman questioned fire access.

Mr. Gertner suggested the applicants speak with the fire official to confirm the access is sufficient.

Mr. Nikola feels it is a reasonable request.

Public questions/ comments. None

Mr. Burke stated if this were anywhere else in town, the applicants would not be before the Board. There are two zones that do not allow for residential homes, Waterfront Commercial and Town Center zones.

Mr. Giordano all variances are completely justified.

A motion to approve the application was made by Mr. Shrewsberry, seconded by Mrs. Masterson.

Roll Call Vote

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

The Board liked the presence of the Zoning Officer and they will be making a request for his presence to the Borough Administrator.

Mr. Nikola had a question about stone driveways.

Mr. Burke replied all driveways, regardless of material are 100% coverage.

A motion to adjourn was made by Mr. Giordano, seconded by Mr. Hutchinson. All were in favor. The meeting adjourned at 8:15pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary