

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
April 14, 2021**

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	Mr. Nikola
Mr. Giordano	Mrs. Petrillo	Mrs. Masterson	Ms. Coulson
Mr. Veni	Mr. Coleman		
Members None			
Attorney: Mr. Gertner			

New Business/Unfinished Business

20-07- R2T2, LLC- Block 45 Lot 1- 2613 Lakewood Rd- Use Variance, Site Plan & Bulk Variances- Adjourned to June 9, 2021 New Notice will be given.

20-20- Life Chapel Assembly of God, Inc- Block 347 Lot 6.01 & 8- 3118 Bridge Ave & 3209 Kickapoo Ave- Site Plan, Use Variance

Jillian McLeer, attorney,
Power Point Marked A-8

Mr. Gertner stated the applicant has revised their plans.

Reverend Fischer, applicant, sworn in.
Ray Carpenter, Planner was sworn in.

Ms. McLeer, attorney stated the Board requested floor plans and they have been submitted. The applicant is looking for a Use Variance. They are seeking to merge lots. The conditional use is on lot 8.

Rev Fischer went through the floor plans and activities for the two different buildings. The Children’s Ministry for younger children and the Youth Ministry for teens. They separate by age and break up into male/female groups. The buildings are also decorated according to age. Attendance varies based on days of the week Sundays and Wednesdays. Wednesday night is ministry night for the whole family. There have never been any complaints about parking. Sixty families are from Point Pleasant and the second largest group is from Brick.

Mrs. Petrillo questioned if the homes have been assessed for an occupancy load.

Rev Fischer does not know if there is an occupancy load.

Mr. Gertner stated that is important because, required 59 spaces, where 38 are existing and proposed.

Mr. Giordano stated they are trying to improve the quality, not the quantity. This is almost a creep in intensity. There is room on the site to improve the parking.

Rev Fischer stated the only high demand for parking is on Sundays.

Mr. Nikola believes the ministry is good for the community. Why merge the lots?

Ms. McLeer replied it makes the property more conforming.

Mrs. Masterson questioned if they had considered moving to a larger lot. Also, if they use the driveways of the residential homes for at the very least staff parking.

Rev Fischer stated they park the church van in the driveways. Rev Fischer stated there is nothing in town large enough to accommodate them.

Mr. Nikola asked if they spoke to neighboring business to park in their lots on Sundays.

Rev Fischer replied yes, a few businesses allow them to park, and they have also installed bike racks.

Mr. Colman went back to Mrs. Petrillo questions about occupancy load.

Mr. Savacool replied that occupancy does have restrictions.

Rev Fischer stated the purchase of the new house will help accommodate the occupancy.

Mr. Giordano questioned the garage in the rear of the property, what is it used for?

Rev Fischer replied to typical storage use.

Ray Carpenter, Engineer/Planner was sworn in.

Mr. Carpenter went through the variances requested. This property is suited for the use. Most churches abut residential zones. As far as the parking requirement, 98% of the youth ministry are non-drivers.

Mr. Giordano asked if the existing lot could be reconfigured to provide more parking, possibly remove the garage, and provide more parking. How many more spaces?

Mr. Carpenter 2 spaces.

Mr. Giordano stated there are areas that can add more parking for Sunday mornings, for the church employees. This site can be reconfigured to alleviate the parking concerns.

Mr. Carpenter replied this is a non-profit organization, asphalt is expensive.

Mr. Giordano stated they do not need to install asphalt.

Mrs. Petrillo stated the home is not being used as a single-family home. The parking needs to be calculated based on the current use, which is education. The Board needs to know the occupancy per building.

Mr. Gertner questioned what mitigating steps can the applicant take to address the parking?

Mr. Savacool stated they need to show that the proposed use does not create a substantial detriment. There is testimony that on Sundays there is an overabundance of people that cannot park on the lot.

Mr. Carpenter replied they can move a few things around.

The Board took a 5-minute recess.

Ms. McLeer stated they came up with a few ideas pertaining to parking.

Mr. William Borowski, Natures Rewards always offered the use of his property across the street. On Sunday mornings, there would be at least 10 – 15 cars parked in his lot.

Mr. Gertner asked his if he would be willing to sign a license agreement as part of the resolution.

Mr. Borowski stated he cannot get into a permanent situation; he would need to speak to an attorney. He does plan on developing the property later.

Mr. Carpenter has some ideas for the grassy area to stabilize the area, put in stone and leave the grass for an overflow area. He does not want to get into a commitment for paving the grassy area. They can get rubber curb stops.

Ms. McCleer stated her client has also agreed to stagger the church service times.

Mr. Giordano stated as an alternative extend the parking lot to the end of the property you will gain at least 8 spaces, while maintaining the aesthetics of the property.

Mrs. Petrillo stated there is a residential home directly behind that area. Her opinion is it is too close. They need a plan that they can visually see.

Mr. Savacool stated the burden is on the applicant, not the Board.

Mr. John Jackson, attorney, is picking up on the Boards comments. This is a permitted use in the zone. This lot is zoned for a church, they just do not meet all the conditions. Their proposal does not exacerbate the parking problem. When the kids are attending the youth ministry the

parking lot will be empty. This is an inherently beneficial use. There is special protection for house of worship. Mr. Jackson stated the playing field changes when RLUIPA is involved.

Mr. Gertner stated you must prove the Board and Ordinance are being specific to the onerous to the ordinance. That does not negate the application to meet the requirements of the D-3 variance.

Mr. Jackson stated the negative criteria, the detriments must substantially outweigh the benefits.

Mrs. Petrillo needs to know the occupancy of all the buildings and the parking requirements.

Mr. Carpenter stated with a 10ft buffer to the residential you can add 6 more parking spaces.

The applicant will be coming back with amended plans to address the parking concerns.

David Ganim, Osprey Court, is in favor of the application.

Gina Marie Mazzaro, 700 Central Ave, is in favor of the application.

Neil Katz, 3212 Cohocton Ave, is in favor of the application.

Michael Permuko, 1210 Chicopee Ave, opposed to application.

Ryan Repaski, Willow, Brick in favor

Mr. Gertner suggested possibly submitting a formal state of operations.

The application is carried to June 9th, 2021. NO FURTHER NOTICE WILL BE GIVEN.

A motion to adjourn was made by Mrs. Petrillo, seconded by Mr. Nikola. All were in favor. The meeting adjourned at 9:10pm.

Respectfully submitted,

Sharon Morgan
Zoning Board Secretary