

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
June 9, 2021**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Coleman at 6:30 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. Nikola	Mr. Giordano	Mrs. Masterson
Ms. Coulson	Mr. Veni	Mr. Coleman	Mr. Shrewsberry
Members Absent:	Mr. Hutchinson	Mrs. Petrillo	
Attorney:	Mr. Gertner		

**Executive Session**

A motion to go into executive session was made by Mr. Shrewsberry, seconded by Mr. Nikola.

**Roll Call Vote**

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

A motion to leave executive sessions was made by Mr. Giordano, seconded by Mr. Nikola.

**Roll Call Vote**

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

**Announcements**

**20-07- R2T2, LLC- Block 45 Lot 1- 2613 Lakewood Rd- Use Variance, Site Plan & Bulk Variances- Seeking an adjournment until September 8, 2021. Should the applicant seek another adjournment the Board will consider dismissing the case without prejudice, due to lack of prosecution.**

**20-20- Life Chapel Assembly of God, Inc- Block 347 Lot 6.01 & 8- 3118 Bridge Ave & 3209 Kickapoo Ave- Site Plan, Use Variance – Seeking an adjournment until July 14, 2021. NO FURTHER NOTICE WILL BE GIVEN**

**21-08- Warga- Block 284 Lot 9- 1852 Beach Blvd- Lot Frontage & Lot Width (7:10 – 7:15)  
The applicant is looking to construct a second story addition. Relief is needed from the following variances:**

**Lot Frontage & Width- 40' proposed, where 50' is required.**

**Lot size- 4,000 sq ft proposed, where 5,000 sq ft is required.**

**Side Yard setback- 3.7' proposed, where 5' is required.**

Ms. Emily Warga, applicant was sworn in.

Ms. Marjorie Warga, applicants' mother was sworn in.

Ms. M Warga testified the is a pre-existing non-conforming lot. This is her daughters first home, and she needs more room. There are currently 3 roofs, which need to be replaced making this the perfect time for an addition. She is looking to add a bedroom and a bathroom, not exceeding the existing footprint.

Mr. Coleman questioned if the side yard was a pre-existing.

Ms. Warga replied yes.

NO public questions or comments

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

**Roll Call Vote**

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

**21-12 Morris & Leibfried – Block 129 Lot 18 -1182 Ridgefield Drive- Front Yard Set Back, Height of a fence front yard/corner lot (7:15 – 7:30)**

**The applicants are looking to construct an in-ground swimming pool. Relief is needed for the following variances:**

**Front Yard setback- 8.5', where 25' is required.**

**Fence height in the front yard, 6' proposed, where 3' is allowed.**

**Fence height for a corner lot, 30" allowed, where 6' is proposed,**

Mr. Robert Burdick, PE PP was sworn in.

Mrs. Kristin Morris Leibfried was sworn in.

Mr. Burdick testified the home is located on a bend. They are proposing a 6' fence along property line. He feels the proposed location for the pool, is the best. They are proposing a 12 x 30 pool.

Mr. Giordano questioned the material of the fencing.

Mrs. Leibfried testified the fence will be white vinyl.

Mr. Giordano questioned if the pool could be moved back 8' and the fence relocated 3' off the property line.

Mr. Burdick stated the pool will be moved 8' south and the fence 3' to the east.

Mrs. Leibfried agreed.

No Public comments or questions

### **Caucus**

Mr. Nikola stated Ridgefield Drive was one of the first developments in Point Pleasant. There is not really a lot of through traffic. He likes the idea of moving the pool back.

Mrs. Masterson likes the pool, and she further stated no neighbors are here to complain.

A motion to approve with the above conditions was made by Mrs. Masterson, seconded by Mr. Nikola.

### **Roll Call Vote**

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

### **21-14 Guaman- Block 131 Lot 5- 631 North Manetta Drive- Use Variance (7:30- 7:45)**

**The applicant is looking to expand an existing driveway. A use variance is needed due to a two-family structure.**

Mr. Burdick, PE PP was sworn in.

Mr. Burdick had A-1 marked in evidence tax record.

Mr. Burdick testified the tax records show this is a two-family dwelling.

Mrs. Giordano stated this home has not been deemed a legal two-family by the Board of Adjustment. More proofs are going to need to be submitted.

Mr. Savacool explained that when zoning is changed, the homeowner has one year to get a letter from the zoning officer to legally continue the use. If the letter is not obtained, only the Board of Adjustment can approve the two-family use.

This matter has been carried to July 28, 2021. NO FURTHER NOTICE WILL BE GIVEN.

### **21-15 Samler & Walker- Block 98 Lot 25- 907 Davis Ave- Height of an accessory structure (7:45-8:00)**

**The applicant is seeking to construct a detached garage. The maximum height for an accessory structure is 15', where 16 & 11 7/8 is proposed.**

Mr. Andrew Samler was sworn in.

Mr. Samler testified they are looking to construct a 14 x 30 detached garage with a loft area. Their home was built in 1908 and they are very tight on storage. There are no closets and there is not a pantry.

Mr. Giordano stated it is a large lot and the proposal is for a large structure. He asked the applicants if they would be willing to increase the rear and side yard setbacks to 7.5'. Also, the driveway does not line up with the proposed garage.

Mrs. Masterson stated it is a long walk for a closet. She would like a condition for the garage to never be habitable or a second unit. She further stated it is a beautiful design.

Mr. Samler wanted to keep the historical character of the home, possibly adding a wrap around porch in the future. He did agree to the 7.5' side and rear yard setbacks.

Mr. Savacool stated the height is going to be 18 ½ feet if measured from the grade.

Mr. Giordano is ok with electric being installed, but no water, sewer or gas is allowed.

No public comment or questions

### **Caucus**

Mr. Nikola likes the plans, and he is pleased the applicant agreed to move the side and rear setbacks to 7.5'.

Mr. Giordano stated the claim of no storage is legitimate. It is a nice-looking structure. He is OK with the 7.5' setbacks, he would prefer 10'.

Mrs. Masterson stated it is big, but she is also OK with the 7.5' setbacks.

Mr. Veni looked on google earth and the garage would not be obstruction any surrounding properties.

A motion to approve was made by Mr. Nikola with the conditions mentioned about, seconded by Mr. Shrewsberry.

### **Roll Call Vote**

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

A motion to adjourn was made by Mr. Veni, seconded by Mr. Shrewsberry. The meeting adjourned at 8:00PM.

Respectfully submitted,

Sharon Morgan  
Board Secretary