

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
February 9, 2022**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Coleman at 7:00PM. 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. Giordano Mr. Nikola
Mr. Veni Mrs. Schlapfer Mr. Nagy Mr. Frisina Mr. Guetzlaff
Mr. Coleman
Members Absent: Mrs. Petrillo Mrs. Masterson
Attorney: Mr. Gertner

Minutes

11/09/2021- Carried

01/12/2022 – A motion to approve the minutes was made by Mr. Nagy, seconded by Mr. Guetzlaff.

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes Mr. Veni- Yes Mr. Nagy- Yes
Mr. Frisina- Yes Mr. Guetzlaff- Yes Mr. Coleman- Yes

Unfinished Business/ New Business

21-35- Nero- Block 259 Lot 18- 1417 George Street- Front Yard Setback Porch & House, Lot Coverage, Side Yard & habitable attic- (7:10-7:55)

Setback front porch: 19’allowed, proposed 15.5’

Habitable attic: 720sq ft, where 33.3% of second floor is permitted.

Lot coverage: 50% permitted, proposed 52.1%

Front yard setback existing 20.29’, where 25’ is required

Existing side yard set back for a shed 1.3’, where 2’ is required.

Building Height 32’ allowed, where 34.8’ is proposed.

Jillian McLeer, attorney explained the applicants are looking to construct a second-floor addition with a habitable attic and an extended front porch. Currently, there is no bathroom on the upper floor. Both applicants are working from home and need more space.

Dario Pasquariello, Architect was sworn in, the Board accepts his credentials. Mr. Pasquariello stated they have updated architectural drawings reducing the size of the finished attic to 500sq ft which in turn, reduced the proposed height variance. The existing foundation is already above the grade, therefore exacerbating the height. The proposed addition will not be blocking open air, light, and space.

Robert Harrington, Professional Engineer was sworn in. There are several variances needed since the house was built in 1950. The lots in this area are mostly 50x100. They reduced the habitable attic to 500sq ft. The home has 1100sq ft footprint, the addition will follow the footprint. They will be expanding the front porch across the entire front of the home, for a more modern look. The dwelling is within the front yard setback 20.29ft, where 25ft is required. The porch will be at 15.5ft, where 19ft is allowed. The proposed height is 32.95ft, where 32ft is allowed. They are under for building coverage; therefore, they could propose a larger house. The proposed lot coverage 2.1% over allowed. They are proposing to reduce the length of the driveway from the rear to help reduce impervious coverage.

Mr. Giordano would like to see them expand the driveway 1ft in width in the front to allow for more on-site parking. He would like to give the applicants the flexibility to park three cars in the driveway. He would like to offer lot coverage up to 52%.

Mr. Savacool stated three cars are required according to RSIS.

Mr. Coleman replied three cars will currently fit.

Mr. Harrington reiterated the applicants could go up to 52% of lot coverage, as they see needed. The air conditioning condensers would comply.

Ms. McLeer thanked the Board for their time.

Public Comments/ Questions

Peter Malvasi- 1416 George Street- In favor of the application.

Mr. Savacool reminded the Board to decide on the Pedestrian Safety Fund. There are no sidewalks, there is an existing curb in serviceable condition.

Ms. McLeer is requesting a waiver for sidewalks, curbs are existing.

Caucus

Mr. Coleman stated the improvement on the height is good, everything else seems reasonable. He is fine with the lot coverage up to 52%.

Mr. Nikola stated it is a clean application. He is fine with the existing driveway and the height variance is due to the existing foundation.

Mr. Veni stated they are working with the Board, and he likes the plan.

Mrs. Schlapfer thinks it is fantastic.

A motion to approve was made by Mr. Nikola lot coverage up to 52% & no contribution to the Pedestrian Safety Fund, seconded by Mr. Nagy.

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes Mrs. Masterson- Yes Mr. Veni- Yes
Mrs. Schlapfer- Yes Mr. Nagy- Yes

22-01- Lesniak- Block 206 Lot 3- 1014 Northstream Parkway- Front Yard Setback(7:56-8:31)

The applicant is looking to construct an addition withing the front yard setback 15ft is required, where 9.5ft is proposed. The property has two front yards.

Jillian McLeer, attorney for the applicant.

Matthew Hockenberry, Engineer was sworn in.

Sean Hoffman, Architect

Ms. McLeer stated the applicants have owned this home for 8 years. They are looking to construct an addition to accommodate their growing family.

Mr. Hockenberry testified the home is located on a corner lot. There is a pool located on the property. They applicant is proposing an addition over the rectangular portion of the dwelling. They are proposing a dining room 9.5ft from the setback, where 15ft is required. The patio and shed are going to be removed. The fence will be relocated to the corner of the proposed dining room. They meet the parking requirements.

Mr. Giordano questioned the fence condition.

Mr. Hockenberry replied it is in decent condition.

Mrs. Masterson would like to see the fence replaced.

Mr. Hockenberry stated they would like to replace the fence, requesting 6' in height.

Mr. Savacool stated some towns allow 5' solid fence, with a 1' decorative top.

Ms. McLeer stated they would like to request a 6' fence for privacy.

Mr. Hockenberry requested a waiver for the Pedestrian Safety Fund.

Mr. Sean Hoffman, architect was sworn in. Mr. Hoffman testified the idea was to not make this look like a large home. They wanted to keep it in line with the neighborhood. The first-floor addition will encroach into the front yard setback. The second-floor addition shows the bedrooms. The proposal in an upgrade to the property and due to the proposed design

Public Comments/ Questions

None

Caucus

Mr. Coleman likes the proposal.

Mr. Giordano would have liked the addition in the other front, but he is fine with it. The fence has been addressed.

Mr. Frisina is familiar with the house, and he believes this will be a nice addition to the neighborhood.

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

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes Mrs. Masterson- Yes Mr. Veni- Yes
Mrs. Schlapfer- Yes Mr. Nagy- Yes Mr. Coleman- Yes

22-02- Hughes- Block 37 Lot 47- 2115 Herbertsville Rd- Front Yard Setback dwelling, Front Yard Setback Porch, Fence height- Adjourned

The meeting adjourned at 8:35PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary