

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 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. Nikola Mr. Giordano Mr. Veni Mrs. Schlapfer
Mr. Nagy Mrs. Masterson Mr. Frisina Mr. Guetzlaff Mr. Coleman
Members Absent: Mr. Shrewsbury Mrs. Petrillo
Attorney: Mr. Gertner

Minutes

11/09/2021- A motion to memorialize was made by Mr. Nikola, seconded by Mrs. Masterson.

Roll Call Vote

Mr. Nikola- Yes Mrs. Masterson- Yes Mrs. Schlapfer- Yes Mr. Coleman- Yes

02/09/2022- A motion to memorialize was made by Mr. Giordano, seconded by Mr. Nikola.

Roll Call Vote

Mr. Nikola- Yes Mr. Giordano- Yes

22-04- Kern- Block 133 Lot 28- 623 First Avenue- Lot Width, Lot Frontage and Side Yard Setback

Lot Frontage & Width 48’ proposed, where 50’ is required.

Side- Yard Setback- 4.8’ proposed, where 5’ is required

Mr. Joseph Kern, applicant was sworn in.

Mr. Anthony Scalise, Architect, Parallel Architecture was sworn in. Board accepted his credentials.

Mr. Scalise testified the applicants are looking to add a level over the existing footprint. The home was purchased in November 2021. Currently, both applicants are working from home while their family is expanding. They need more space.

A-1 Site Plan was marked into evidence.

The proposed addition will stay within the setbacks. There is a pre-existing side yard setback, and they would like to continue the line of the existing house. There is no additional land available to make the lot conforming.

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

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 and Fence Height**

Fence exceeding 3' in the front yard where 6' is proposed
Front Yard setback porch 13.9' proposed, 19' required
Front Yard setback dwelling, 19.9', where 25' is required
Accessory structure side yard .7 proposed, where 5' is required
Accessory structure setback from street 9', where 15' is required

Mr. Donald Hughes, 748 Midstreams Rd, Brick, NJ applicant was sworn in.

Mr. Hughes testified the lot is 150 x 50, with the frontage on Herbertsville Rd. Mr. Hughes stated the garage was falling apart. They were replacing the footings, but the damage to the structure was too far gone.

A-1 – A-14 photos of the garage.

They meet the height requirements. East of the garage is a commercial parking lot.

The Board agreed they would like a longer driveway and the curb cut on Herbertsville eliminated. The garage door facing Herbertsville removed and relocated to the side, making this an accessory structure. Allowing the proposed driveway on Osborn up to the property line to accommodate three cars.

The Board suggested Mr. Hughes return with revised plans and his professional.

Mr. Savacool reminded the Board about the pedestrian safety fund.

This application was carried to March 23rd @ 7:00PM, no further notice required.

The meeting adjourned at 7:10PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary