

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
March 23, 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. Giordano	Mr. Veni	Mrs. Schlapfer	Mr. Nagy
	Mrs. Masterson	Mr. Frisina	Mr. Guetzlaff	Mr. Coleman
Members Absent:	Mr. Shrewsbury	Mrs. Petrillo	Mr. Nikola	
Attorney:	Mr. Gertner			
Engineer:	Mr. Savacool			

Resolutions

21-35- Nero- Block 259 Lot 18- 1417 George Street- Front Yard Setback Porch & House, Lot Coverage, Side Yard & habitable attic- Approved

22-01- Lesniak- Block 206 Lot 3- 1014 Northstream Parkway- Front Yard Setback- Approved

A motion to memorialize was made by Mr. Giordano, seconded by Mr. Nagy.

Roll Call Vote

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

Unfinished and New Business

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

This is a continuation from the March 9th hearing.

Applicant, Donald Hughes, previously sworn

Michael Capo, Architect, was sworn in. The Board accepts credentials.

A-2 email from Ocean County.

Mr. Gertner stated the email is hearsay.

Mr. Hughes stated at the previous meeting the Board had asked him to fill in the curb cut; he doesn't want to do that. He believes it is a state curb and doesn't believe he can make improvements. He further stated the driveway is pre-existing and he doesn't have room to park on Osborn Avenue.

Mr. Savacool disagreed, stating that the state or county would be in favor of eliminating access to their roadways.

Mr. Capo went through the architectural plans.

The Board agreed they want the access on Herbertsville Road blocked, curbed and the asphalt removed. The Board explained in detail at the prior hearing their concerns about the access to Herbertsville Road. The Board also told Mr. Hughes, at the previous meeting, they would allow him to install a driveway on Osborn Avenue up to the property line, granting a variance for the 5ft setback. The revised plan shows the fence going alongside the accessory structure, the Board would like to see the fence straight across the front of the accessory structure to the property line. The asphalt driveway is to be removed. The fence is also to be placed 5ft outside and site-triangles or easements.

Caucus

Mr. Guetzlaff stated the easement may have been temporary during construction of the bridge.

Mrs. Masterson like the progress made tonight. The design is beautiful and now safer.

Mrs. Schlapfer thinks it is beautiful and safer.

Mr. Savacool reminded the Board about the Pedestrian Safety Fund. This application warrants installing sidewalks or contributing to the fund.

Mr. Veni likes the plan. He is happy that the curb cut is being filled in.

Mr. Frisina questioned if there is a special assessment tax.

Mr. Savacool replied they would make sure the applicant doesn't get a special assessment and a contribution to the fund.

Mr. Nagy feels the plan is safe for everyone.

Mr. Savacool reminded the Board the sidewalks are for Herbertsville Road not Osborn Avenue.

Mr. Giordano made a motion to approve the application with the following conditions:
eliminating the curb cut on Herbertsville Road, allowing the driveway on Osborn Avenue to be 0' from the property line, allowing for an accessory building to be larger than 200ft ft, 6ft fence on Herbertsville Road 5ft from the property line and a contribution to the Pedestrian Safety Fund.

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

Roll Call Vote

Mr. Giordano- Yes	Ms. Masterson- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes
Mr. Nagy- Yes	Mr. Frisina- Yes	Mr. Coleman- Yes	

The meeting adjourned at 8:00PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary