

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
April 13, 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. Veni Mr. Nagy Mrs. Masterson
Mr. Frisina Mr. Guetzlaff Mr. Coleman
Members Absent: Mr. Shrewsberry Mrs. Petrillo Mrs. Schlapfer Mr. Giordano
Attorney: Mr. Gertner
Engineer: Mr. Savacool

Minutes

03-09-2022

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

Roll Call Vote

Mrs. Masterson- Yes Mr. Nikola- Yes Mr. Veni- Yes Mr. Nagy- Yes
Mr. Frisina- Yes Mr. Guetzlaff-Yes Mr. Coleman- Yes

03-23-2022

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

Roll Call Vote

Mrs. Masterson- Yes Mr. Veni- Yes Mr. Nagy- Yes Mr. Frisina- Yes
Mr. Guetzlaff- Yes Mr. Coleman- Yes

Resolutions

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

A motion to memorialize was made by Mr. Veni, seconded by Mrs. Masterson.

Roll Call Vote

Mr. Nikola- Yes Mrs. Masterson -Yes Mr. Veni- 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

A motion to memorialize was made by Mrs. Masterson, seconded by Mr. Veni

Roll Call Vote

Mrs. Masterson- Yes Mr. Veni- Yes Mr. Nagy- Yes Mr. Frisina-Yes Mr. Coleman- Yes

Correspondence

20-24- 604 Ocean Shores, LLC- Block 136 Lot 1.01- 604 Ocean Road- Use Variance, Site Plan, Minor Subdivision and Bulk Variances- Seeking an extension to file subdivision

Ms. McLear stated the applicant is seeking an extension to perfect and file the previously approved subdivision.

The Board agreed to a one-hundred-and-ninety-day extension. A motion was made by Mr. Nagy, seconded by Mr. Frisina.

Roll Call Vote

Mr. Nikola-Yes Mrs. Masterson- Yes Mr. Veni- Yes Mr. Nagy- Yes Mr.
Frisina- Yes Mr. Guetzlaff-Yes Mr. Coleman- Yes

Unfinished & New Business

22-03- Block 1 Lot 11- McCall- 107 Meadow Point Road- Front Yard Setback (7:15-7:38)

The applicant is seeking to construct a deck in the side yard setback.

Mr. Christopher McCall, applicant was sworn in.

Mr. Josh Barnett, architect, was sworn in.

A-1 Photo was marked into evidence

Mr. McCall testified he is looking to construct a deck in the front of his home, so he can enjoy the views of the river. He is proposing a 0' setback from the side yard, abutting a Borough Right of Way.

Mr. Savacool had some concerns with the deck being constructed so close to the right of way.

Mr. Coleman would like the deck to be reduced at least 2' from the right of way.

Mr. Barnett testified the size of the deck is 32ft x 9ft. The deck can be reduced 2' from the right of way.

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

Roll Call Vote

Mr. Nikola- Yes Mrs. Masterson- Yes Mr. Veni-Yes Mr. Nagy- Yes
Mr. Frisina- Yes Mr. Guetzlaff- Yes Mr. Coleman- Yes

22-05- Block 116 Lot 16- Arms- 909 Rue Avenue- Front Yard Setback Porch, Side Yard Setback, Front Yard Dwelling & Lot Width- (7:39-7:56)

The addition is creating two new variances 13.2', where 19' is required and the second story overhang 18.2', where 25' is required. There are also pre-existing conditions on the property.

Ms. Amanda Arms, applicant was sworn in

Mr. Berzinskis, Architect was sworn in.

Ms. Arms is looking to expand her home. She has two small children and would like to raise them in Point Pleasant.

Mr. Berzinskis testified there were a couple of complications with the existing home. The lot is narrow and long. The home is crooked on the lot. There are pre-existing side yard setbacks at 6.4', the opposite side is 4.3'. They are proposing two more variances, one for the front porch 13.2' and one for a front yard overhang, 18.2'.

Mr. Savacool questioned the proposed setbacks, the plan reflects different numbers

A-1 revised plans June 18, 2020

Mr. Savacool stated the numbers are the same on the revised plans. The variance should be granted on the existing conditions.

Mr. Berzinskis agreed. The home is not going to be demolished. They are proposing a second story with a ½ story above. They are still in violation of the existing side yards. They are adding two variances, one for the front porch 13.2' and one for the overhang 18.2'. His testimony is accurate.

No public questions or comments.

There will not be a contribution to the Pedestrian Safety Fund.

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

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson- Yes	Mr. Veni- Yes	Mr. Nagy- Yes
Mr. Frisina- Yes	Mr. Guetzlaff- Yes	Mr. Coleman- Yes	

22-06- Block 314 Lot 14.02- Tranger- 1307 Beaver Dam Road- Front Yard Setback (8:00-8:25)

The applicants are looking to construct a second story addition seeking relief for a covered porch, open porch & expansion of a driveway. Relief is needed for front yard setback 28.7', where 35' is required.

Ms. Jillian McLeer, attorney for the applicant. Ms. McLeer stated the applicants have four children and they have outgrown their current living space.

Stuart Challoner, Professional Engineer was sworn in. Mr. Challoner went through the proposed improvements for the two-story addition.

Mr. Savacool pointed out a D-2 Variance is also needed, since the property is in the Town Center Zone.

A-1 Shed permit June 18, 2020, without a use variance.

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

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson- Yes	Mr. Veni- Yes	Mr. Nagy- Yes
Mr. Frisina- Yes	Mr. Guetzlaff- Yes	Mr. Coleman- Yes	

22-07- Block 239 Lot 3- Morgan- 2224 Taylor Avenue- Front Yard Setback & Rear Yard (8:30-8:40)

The applicant is looking to construct a second-floor addition, seeking relief of a front yard setback of 10.7', where 25' is required.

Michael and Joanne Morgan, applicants were sworn in.

Mr. Morgan explained they are looking to construct a second-floor addition. Their home was constructed in 1939 and everything is original. They are staying within the existing footprint.

Public questions or comments

Kurt Wahl, 2220 Taylor Ave is in favor of the application.

No contribution to the pedestrian safety fund.

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

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson- Yes	Mr. Veni- Yes	Mr. Nagy- Yes
Mr. Frisina- Yes	Mr. Guetzlaff- Yes	Mr. Coleman- Yes	

22-08- Block 109 Lot 10- Broderick- 805 Bradley Road- Lot Area, Lot Width, Front Yard Set Back & Building Coverage (8:41-8:48)

Mr. Broderick, applicant was sworn in. Mr. Broderick testified he purchased his home two years ago. He is simply looking to construct an 8x12 shed on his undersized lot.

No public comment or questions.

There will be no contribution to the Pedestrian Safety Fund.

A motion to approve the applicant was made by Mr. Guetzlaff, seconded by Mr. Nagy.

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson- Yes	Mr. Veni-Yes	Mr. Nagy- Yes
Mr. Frisina- Yes	Mt. Guetzlaff- Yes	Mr. Coleman- Yes	

The meeting adjourned at 9:12PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary