

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
May 11, 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                    Mrs. Masterson                    Mr. Frisina  
Mr. Guetzlaff    Mr. Shrewsberry    Mrs. Petrillo    Mrs. Schlapfer                    Mr. Giordano  
Mr. Coleman  
Members Absent: Mr. Nagy  
Attorney: Mr. Gertner  
Engineer: Mr. Savacool

**Minutes**

April 13, 2022

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

**Roll Call Vote**

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

**Resolutions**

**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**  
**22-03- Block 1 Lot 11- McCall- 107 Meadow Point Road- Front Yard Setback (7:15-7:38)**  
**22-05- Block 116 Lot 16- Arms- 909 Rue Avenue- Front Yard Setback Porch, Side Yard Setback, Front Yard Dwelling & Lot Width**

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

**Roll Call Vote**

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

**Unfinished & New Business**

**22-10- Block 16 Lot 4- Atheras- 212 River Edge Drive- Side Yard Setback & Front Yard Setback-(8:05-8:45)**

The applicant is looking to construct an addition relief is needed for the following:

Side Yard Setback 5.4,' where 7.5' is required  
Front Yard setback porch 18.9', where 19' is required  
Lot Coverage 50.6'%, where 50% required.

Patricia Stacy Atheras, applicant was sworn in.  
Michael O'Neill, applicant was sworn in

A-1 – 8 photos was marked into evidence.

Ms. Atheras testified they purchased this home twenty years ago as a second home. During that time, they came every weekend. Eventually, Point Pleasant became their permanent residence. Their son is entering high school and they simply need more room. The existing house is approximately 965 square feet, they are proposing to add 912 square feet.

### **Public questions/comments**

David Stansfield, 214 River Edge Drive was sworn in, objector.

### **Caucus**

Mr. Coleman stated the proposed home is not overkill.

Mr. Nikola likes the plans. The addition is bedrooms, where the neighbor has bedrooms as well.

Ms. Petrillo likes the plans and that the home is remaining a ranch.

The Board agrees.

Mr. Savacool asked the Board to decide about the Pedestrian Safety Fund.

The Board agreed to waive the contribution to the fund.

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

### **Roll Call Vote**

Mr. Shrewsberry- Yes	Mrs. Petrillo- Yes	Mrs. Masterson- Yes	Mr. Nikola- Yes
Mr. Veni- Yes	Mr. Giordano- Yes	Mr. Coleman- Yes	

The meeting adjourned at 8:46PM, all were in favor.

Respectfully submitted,

Sharon Morgan  
Board Secretary