

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
May 25, 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 Mrs. Masterson Mr. Frisina Mr. Guetzlaff
Mr. Shrewsberry Mr. Nagy Mr. Coleman
Members Absent: Mrs. Petrillo Mr. Giordano Mr. Veni Mrs. Schlapfer
Attorney: Mr. Gertner
Engineer: Mr. Savacool

Minutes

May 11, 2022

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

Roll Call Vote

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

Resolutions

22-06- Block 314 Lot 14.02- Tranger- 1307 Beaver Dam Road- Front Yard Setback
22-07- Block 239 Lot 3- Morgan- 2224 Taylor Avenue- Front Yard Setback & Rear Yard
22-08- Block 109 Lot 10- Broderick- 805 Bradley Road- Lot Area, Lot Width, Front Yard Set Back & Building Coverage

A motion to memorialize the above resolutions was made by Mr. Nikola, seconded by Mrs. Masterson.

Roll Call Vote

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

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

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

Roll Call Vote

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

Unfinished & New Business

22-09- Block-249 Lot 11- Sinjin, Inc-2149 Bridge Ave- Accessory Structure Building Height, Accessory Structure in the Front Yard (Bridge and Patterson), & Building Coverage

Mr. Kevin Kennedy attorney for the applicant. Mr. Kennedy stated the applicant is looking to construct a canopy over the gas pumps.

Mr. Joseph Alsieux, owner of Sinjin, Inc. Mr. Alsieux has been in the business for seventeen years. He has owned this property since 2019, working there prior to owning it. The current uses are a gas station and automotive repair. There are two gas pumps. He is not currently using the truck rental use but is looking to continue the use. He has three employees and himself. The winter hours for the gas station are Monday – Sunday 7am-9pm and summer hours are 7am-10pm. The auto repair is open 7am-6pm Monday - Saturday. He is looking to install the canopy for the attendants and to protect the pumps from the harsh weather. The canopy lights will be turned off at 10:30pm.

Mr. Kennedy went through the Engineer review letter. All conditions will be met. The sign will not be illuminated. Mr. Kennedy stated the concrete sidewalk will be repaired. The applicant agreed to delineate the property line to ensure all vehicles are on his property. The truck rental use can be continued, with the largest rental being a box truck.

Mr. Savacool suggested all vehicles on site must be registered and insured. The Board should consider a contribution to the Pedestrian Safety Fund.

Mr. Guetzlaff believes the contribution to the fund should be waived. There is no way for the truck to deliver fuel with curbs, the curbs would be destroyed from the weight.

Mr. Coleman believes it should be waived. The Board agreed.

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

Roll Call Vote

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

22-11- Block 315 Lot 10.01- Ocean First Bank- 2400 Bridge Ave- Expansion of a previously approved non-conforming use

Jason Shamy, Attorney for the applicant.

Mr. Shamy stated they are looking to improve the drive-thru area, the existing lanes are narrow. This property is a split zoned lot, which brings them before the Zoning Board.

A-1 Ariel exhibit.

In 1988 the town moved the zoning lines; the lot became non-conforming. The changes can be made without any negative impact to the area. They are eliminating twelve parking spaces, forty-five spaces are still available. They are only required to have eighteen parking spaces.

Mr. Murphy, PE PP was sworn in. Mr. Murphy testified they front on three streets, surrounded by commercial uses. They are looking to widen the drive-thru lanes. The twelve spaces that are being removed is currently a two-way area, which is being changed to a one-way with a bypass lane. There will still be forty-five parking spaces available. The design waiver for the driveway entrance is thirty feet required, where twenty-four feet is proposed, which is more than adequate.

Mr. Savacool wants to make sure the landscaping will be relocated, and the lighting is to be confined to the property.

Mr. Murphy stated downlights are proposed.

Mr. Spear, Senior Vice President Ocean First, was sworn in. There are ten employees per shift. The hours of operation are Monday-Thursday 9-5 and Friday & Saturday 9-6pm. There will be a designated parking area for the employees. In-person transactions are down since the pandemic. He believes thirty-five parking spaces for customers are more than adequate.

Mr. Shamy is hopeful the Board grants this application.

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

Roll Call Vote

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

The meeting adjourned at 8:15PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary