

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
June 8, 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. Frisina Mr. Guetzlaff Mr. Shrewsberry Mr. Nagy
Mr. Coleman Mr. Giordano Mr. Veni Mrs. Schlapfer
Members Absent: Mrs. Petrillo Mr. Nikola Mrs. Masterson
Attorney: Mr. Gertner
Engineer: Mr. Savacool

Minutes

May 25, 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

Unfinished & New Business

22-12- Block 106 Lot 9- Haarlander & Murray- 1101 Arnold Ave-

The applicant is seeking relief to construct a first-floor addition, covered porch and a deck on the existing one-story dwelling. The applicant is also proposing a carport attached to the existing non-conforming two-story garage. Other site improvements include a rear paver patio, an in-ground pool, paver, and bluestone walkway and a four' tall fence. The subject is located on a corner lot.

Relief is needed for the following:

Front yard setback- minimum required is 15' from Lawrence Ave, where 6.4' is proposed for the carport.

Front Yard Setback Dwelling- minimum required is 15' where ten' is proposed.

Front Yard setback porch- minimum required is 15' where 12.1' is proposed.

Fence Height and roadway clearance- no fence shall exceed three' in height within twenty-five' from the Front property line. The minimum clearance from a roadway is 8.5ft, where the fence is proposed 6.5' from Lawrence Avenue.

Pre-existing Setbacks

Garage rear yard setback allowed 5,' where 3.4' is existing

Garage height allowed 15,' where 20.18' is existing

Dwelling on a corner lot adjacent street 15' required, where 10' exists.

Garage on a corner lot adjacent street 15' required, where 6.19' exists.

Mr. Gregory Vella, attorney for the applicant stated this is a corner lot. The applicants are going to install a carport, wrap around front porch, an in-ground pool, a one-story addition, and improvements to the existing house. They are changing the roof line, which is already within the setbacks.

Elizabeth Lee Haarlander, applicant was sworn in. Ms. Haarlander testified she was born with sand between her toes. She moved away twenty-five years ago and will be returning within the next few years. She is a designer for Disney Company. This is a one-story dwelling with a two-story detached garage. The second story of the garage will be used as an art studio, with electric only. This will be her forever home. They are proposing a minimum addition to the dwelling, wrap around porch and interior renovations.

Mr. Vella asked Ms. Haarlander if she would be willing to accept a condition of approval, no habitable living on the second floor of the garage. She agreed.

Verity Frizzell, Architect, was sworn in.

A-1 Google maps aerial

Ms. Frizzell testified the current house is a one-story dwelling with a partial basement. The home is not in a flood zone. The odd shaped lot is the hardship on this property. The lot narrows in the middle of the property. They are raising the roof to level the floor in the mudroom, there is a pre-existing 10ft nonconformity. The narrowest point of the lot is thirty-three feet. They are proposing the fence to be on the property line to create somewhat of a decent yard. The pool fence will be a 4' pool rated fence.

A-2 Colored Site Plan marked into evidence.

Mr. Giordano asked if that was being submitted as a landscape plan.

Ms. Frizzell stated this is a concept plan.

Mr. Vella stated this is showing the hardscapes, not a landscape plan.

Ms. Haarlander has no problem installing the landscaping provided on the concept plan.

Mr. Vella went through the Board Engineer's letter. All conditions will be met.

Mr. Vella referenced the Pedestrian Safety Fund. There are existing sidewalks on Arnold Avenue. There are two fire hydrants along the frontage on Lawrence Avenue. They are seeking a waiver for the sidewalks on Lawrence, curbing exists.

Mr. Coleman suggested a contribution to the fund.

Mr. Savacool stated the contribution to the fund for sidewalks is \$4711 and curbs \$3392, along the Lawrence Avenue frontage.

Ms. Frizzell continued the rear windows of the garage would be removed and the rear wall will be fire rated.

Mr. Coleman questioned the need for the carport. It is more of a dated look and does not feel it would necessarily blend with the area.

Mr. Vella stated that would be the case if the carport was attached to the house, this is going to be attached to the garage creating a more open look.

Ms. Frizzell stated the garage is not creating a negative impact to the neighbors. Open, air, light and space will not be blocked. The constraints of the lot are creating variances. The draining patterns are not being affected by the construction.

Mr. Vella surmised they will meet all conditions and they agree to the conceptual landscape plan. They are requesting a waiver for any contribution to the Pedestrian Safety Fund.

Caucus

Mr. Coleman likes the plan, and the benefits outweigh the detriments.

Mr. Guetzlaff questioned the need for a landscape plan, it is a residential property.

Mr. Gertner stated his opinion they testified they maintained open air, light, and space. The landscape (concept) plan protects what the lot will look like.

Mr. Coleman agrees it protects the Board for what was approved.

The Board discussed the Pedestrian Safety Fund.

Mr. Vella made a recommendation for the Board to collect the replacement cost for the sidewalks along Arnold Avenue, not that they need to be replaced.

Mr. Giordano made a motion to approve the application, with the conceptual landscaping plan and a contribution of \$1777 to the Pedestrian Safety Fund, seconded by Mr. Nagy.

Roll Call Vote

Mr. Shrewsberry- Yes	Mr. Giordano- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes
Mr. Nagy- Yes	Mr. Frisina- Yes	Mr. Coleman- Yes	

The meeting adjourned at 8:05PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary