

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
July 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. Guetzlaff Mr. Shrewsberry Mr. Coleman Mr. Giordano
Mrs. Petrillo Mr. Veni Mrs. Schlapfer (arrived 7:05)
Members Absent: Mr. Nagy Mr. Frisina Mr. Nikola Mrs. Masterson
Attorney: Mr. Gertner
Engineer: Mr. Savacool

Minutes

06/08/2022

A motion to approve the minutes was made by Mr. Guetzlaff, seconded by Mr. Veni. All were in favor.

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

A motion to grant an extension was made by Mr. Giordano, seconded by Mr. Shrewsberry. All were in favor.

Resolutions

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

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

A motion to memorialize was made by Mr. Shrewsberry, seconded by Mr. Guetzlaff

Roll Call Vote

Mr. Shrewsberry- Yes Mr. Guetzlaff- Yes Mr. Coleman- Yes

22-12- Block 106 Lot 9- Haarlander & Murray- 1101 Arnold Ave- Carport, Front Porch Front Yard Setback & Fence from Roadway

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

Roll Call Vote

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

Unfinished Business/New Business

22-13- Block 279 Lot 61-Zegel- 1706 Perch Hole Point- Front yard, Side yard, Rear Yard, Building & Lot Coverage

The applicant is looking to construct a pool relief is needed from the following:

CAFRA requires all pools to be setback a minimum of 15' from the waterward face of the bulkhead and the Borough requires a rear yard setback of 5', where 3' is proposed.

Accessory structure shall be located 5' from the principal structure, where 3.6' is proposed from the upper balcony.

Lot coverage permitted is 50%, where 52% is proposed.

CAFRA approval is required.

Ms. Jilian McLear, attorney for the applicant. The applicant is proposing to install an in-ground swimming pool with pool equipment, replace the existing bulkhead and is seeking variance relief for Rear yard setback, distance from an accessory structure and pool setback from waterward face of a bulkhead. There are also pre-existing non-conforming bulk variances associated with the property.

A-1 PowerPoint was marked

Mr. Savacool stated this is considered an above ground pool, same setbacks and requirements must be met.

Charles Lindstrom, PE PP was sworn in.

The proposed pool is small 7.8'width x 12.5'width x 25.5'long. The property is irregularly shaped. They are also replacing the bulkhead. They did seek approval to bump the bulkhead out two feet, but they were denied. Specialized Pools will be installing the concrete pool. The pool has been designed to fit into the elevation of the deck. Mr. Lindstrom agrees with Mr. Savacool, this is an above-ground pool. A CAFRA permit has been approved. The pool will not affect the bulkhead tiebacks. The pool equipment and concrete pad is proposed on the side of the house, which is a conforming location, but is slightly adding to the lot coverage. A pool enclosure will be installed. Mr. Lindstrom went through the variances needed, as listed above.

Mr. Savacool stated the contribution to the Pedestrian Safety Fund would be \$1666.00.

Mr. Coleman stated the Board will discuss the contribution.

Mrs. Petrillo has a problem with the lot coverage being over. The Board would like to see a larger green area.

Mr. Lindstrom stated most of the lot is decorative stone. There is a slight path in the front, which is hardscape.

Mr. Gertner suggested possibly a small garden could be installed, to reduce the lot coverage.

Mr. Lindstrom responded green space does not reduce the lot coverage, just adds green area.

Ms. McLeer stated the applicants are on Board to add some green space.

Mr. Giordano asked if decks were calculated in the coverage? He believes they should be excluded.

Mr. Gertner stated that can be part of resolution compliance, reducing the Lot Coverage to 50%.

Mr. Lindstrom stated that is a considerable amount of hardscape to remove. He further stated if the pool is installed or not the lot coverage will remain at 52%

Mr. Savacool stated there is a way to find 167sq feet of coverage to be removed, the driveway area is large.

Mr. Coleman questioned the safety factor of the pool being so close to the bulkhead.

Mr. Lindstrom stated that is the purposed of the proposed seat wall around the pool.

Public Question/Comment

Karen Langley- 2414 Willow Street- Objector

Ms. McLeer thanked the Board. The applicants are amendable to reducing the lot coverage.

Mr. Giordano questioned the sidewalk fund.

Mr. Coleman stated to reference the ordinance.

Mr. Gertner stated the ordinance is clear for the Planning Board. A little tricky for the Zoning Board. The recommendation to the Board Engineer is supporting the record. The other alternative is the ordinance mentions different criteria that the contribution can be waived.

Mr. Coleman does not believe this application fits the criteria for the contribution to the fund.

Caucus

Mrs. Petrillo would like to see the coverage reduced to 50%.

Mr. Giordano stated there is space to reduce the driveway.

Mrs. Schlapfer asked if they could submit an OPRA to find out if there is prior approval.

Mr. Shrewsberry questioned the damage from Sandy and what happened after Sandy.

Mr. Giordano stated the ordinance changed and made houses over on lot coverage.

A motion to approve was made by Mrs. Petrillo, with a condition the lot coverage is brought to 50%, seconded by Mrs. Schlapfer.

Roll Call Vote

Mr. Shrewsberry- Yes	Mrs. Petrillo- Yes	Mr. Giordano- Yes	Mr. Veni- Yes
Mrs. Schlapfer- Yes	Mr. Guetzlaff- Yes	Mr. Coleman- Yes	

22-14- Block 182 Lot 1- Magliaro- 1106 River Avenue- Building Coverage, Front Yard & Side Yard Setback

The applicant is proposing a two-story addition, covered porch and an in-ground pool. Variance relief is need for the following:

Building coverage 30% allowed, proposing 32.2%

Front Yard setback 15' allowed, proposing 9.6'

Side yard 5' allowed, 3.7' proposed.

Ms. Jilian McLeer, attorney

A-1 Power Point was marked into evidence.

The applicant is looking to construct a two-story addition and one story covered porch addition to the front and rear of the dwelling. They are also proposing an in-ground pool and equipment.

Ms. Mary Hern, Architect was sworn in. Ms. Hern stated they are proposing an addition over the existing 900 square foot dwelling. The addition would be increasing the overall square footage to 2024 square feet. Ms. Hern stated this is a modest addition, especially in the rear. They are looking to add a small porch in the front and the rear. The proposed home is 28% building coverage, the two porches out them over at 32.4%. The porches are proposed to provide coverage from the sun. The lot has two frontages. Open air, light and space will not be negatively impacted. This will be an aesthetic upgrade, while fitting in with the neighborhood.

Ms. McLeer questioned the parking situation.

Ms. Hern stated there is a gravel area in front of the home that is currently being used for parking, which is in the ROW. This is a common practice for the area.

Mr. Savacool stated there is a variance required for the fence.

Ms. Hern stated the fence would be required to be 4' in height, due to the proposed pool. They are a corner lot, which is creating the variance.

Mr. Giordano stated there is no on-site parking.

Ms. Hern stated there is an existing parking space, which would not meet the requirements. They can propose a small parking space on River Road or in the green area on Beech Street. Ms. Hern further testified the bedroom count has not been increased.

Ms. McLeer stated the gravel area should be sufficient.

Mr. Giordano does not like the idea of no on-site parking. A two-car driveway can be proposed on Beech St.

Mrs. Petrillo is concerned with the Building Coverage. She is further concerned with the parking, should the town ever install sidewalks.

Ms. Hern stated they could remove the rear porch to meet building coverage.

A-2 Alternative Parking Plan was submitted into evidence.

Mrs. Petrillo does not like the new proposal. It is cutting into the green area and the use of the yard.

Mr. Giordano stated River Rd is a County Road. He thinks the Board needs more, in terms of the parking. On-state parking is required, he believes it can be met. The reason the building and lot coverage requirement is under, is because there is no proposed parking.

Public question/comment

Karen Langley- 2414 Willow Street- Objector

Jeffery Schroeder- 2414 Beech Street- In favor of application

The Board would like to see an amending plan.

This application has been carried to July 27th, 2022; no further notice will be given. Time has been waived.

The meeting adjourned at 8:35PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary