

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
July 27, 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 Mr. Nagy Mr. Frisina Mr. Nikola Mrs. Masterson  
Members Absent: Mrs. Schlapfer  
Attorney: Mr. Gertner  
Engineer: Mr. Savacool

**Unfinished/New Business**

**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.

This is a continuation from July 13, 2022. The Board was seeking additional information. Only six eligible voting members are: Mr. Coleman, Mrs. Petrillo, Mr. Giordano, Mr. Shrewsberry, Mr. Veni, Mr. Guetzlaff

Mr. John Jackson, attorney for the applicant

Mary Hern, architect was sworn in. The Board was concerned about no on-site parking. They have revised the plans to include one on-site parking space. There is also gravel parking on River Ave, which is not their property. The pool fence proposed is 4ft fence in its present location, which requires variance relief.

Mr. Coleman likes the revision, and he understands the gravel parking in the front.

Mr. Savacool stated the Pedestrian Safety Fund contribution would be \$3330.

Mr. Coleman does not believe the contribution is a factor for this application.

A motion to approve the application was made by Mrs. Petrillo with the revisions for the driveway, the proposed fence and any pre-existing non-conforming variances that have been aggravated by this proposal. The motion was seconded by Mr. Veni.

**Roll Call Vote**

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

**22-15 Block 108 Lot 18- Paesano- 909 Arnold Ave- Use Variance Bifurcated**

The applicant is applying for a Use Variance in the R-3 Zone. This is a Bifurcated application. The application consists of a renovation to an existing single-family dwelling and the construction of a 3-story mixed-use building with first floor office space an apartment and two apartments occupying the second and third floors.

Mr. John Jackson, attorney for the applicant.

A-1 PowerPoint 8 pages was marked into evidence

Mr. Gregory Cox, Architect/PP was sworn in. The property is in the R-3 Zone. The property is located on Arnold Ave, which is mixed use. This is a large lot, 16,565 square feet, consisting of a single-family dwelling and a garage. The proposal is to keep the single-family dwelling, while converting the garage into 4500 square foot mixed-use building consisting of a commercial use and three apartments. The units would be split into condominiums.

A-2 Historical Properties in the area was marked into evidence.

Mr. Cox continued the home was built in the early 1900's. Mr. Paesano has restored the columns and rebuilt the porch. They want to keep this historic house and restore it. That is the main reason to create condos, restrictions in the master deed. Mr. Cox addressed the bulk variances and the conditional uses.

Mr. Paesano, applicant was sworn in. Mr. Paesano purchased this home last year, basically for the garage. He was going to knock the home down, but Mr. Cox talked him into keeping the house. Now he believes this proposal will be beneficial for his family in the future.

The Board took a five-minute recess.

Mr. Jackson would like to come back with revised plans. They would like to hear from the public to hear their concerns as well.

Mr. Angelo Fiore, 1113 Morris Ave, objector  
Mr. & Mrs. Arthur Santo-Donato, 1107 Morris Ave, objector  
SD 1 -4 photos was marked into evidence.  
Mr. Gregory Johnston, 907 Arnold Ave, objector.  
Mr. Bradley Burke, 908 Arnold Ave, objector  
Ms. Julie Kimberly Johnston, 907 Arnold Ave, objector.  
Mr. Eugene Hofacker, 1119 Morris Ave, objector  
Ms. Doreen Karcich, 902 Arnold Ave, objector  
Mr. Ryan Carver, 904 Arnold Ave, objector  
Ms. Gail Taylor, 917 Arnold Ave, objector

This matter has been carried to August 24, 2022; no further notice will be given. The time has been waived until August 31, 2022.

The meeting adjourned at 10:35PM, all were in favor.

Respectfully submitted,

Sharon Morgan  
Board Secretary