

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
August 10, 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. Petrillo Mr. Giordano Mrs. Masterson  
Mr. Veni Mr. Nagy Mr. Frisina Mr. Guetzlaff  
Members Absent: Mr. Shrewsberry Mrs. Schlapfer Mr. Coleman  
Attorney: Mr. Gertner  
Engineer: Mr. Savacool

**Minutes**

07/13/2022

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

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

**A motion to memorialize was made by Mr. Giordano, seconded by Mrs. Petrillo**

**Roll Call Vote**

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

Mr. Veni recused himself from the Modrezecki application.

**Unfinished Business/New Business**

**22-17- Modrezecki- Block 359 Lot 2- 1610 Peacock Lane- Fence Height within the Front Yard Setback**

The applicant is proposing a fence within the front yard setback, where 3’ is allowed and 6’ is proposed.

Edward & Meggan Modrzecki were sworn in. They always thought the front of their home was Peacock Lane, not Harbor Drive. They are seeking the approval for privacy and safety of their children and dogs. The fence is proposed 8 ½ feet from the curb.

Mrs. Masterson made a motion to approve the application, allowing the fence to be installed 8 ½ feet from the curb or 1 foot from the property line on Harbor Drive. The motion was seconded by Mr. Nagy.

**Roll Call Vote**

Mr. Nikola- Yes	Mrs. Petrillo- Yes	Mr. Giordano- Yes	Mrs. Masterson- Yes
Mr. Nagy- Yes	Mr. Frisina- Yes	Mr. Guetzlaff- Yes	

The meeting adjourned at 7:25PM, all were in favor.

Respectfully submitted,

Sharon Morgan  
Board Secretary