

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
August 24, 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. Frisina Mr. Guetzlaff Mr. Coleman
Members Absent: Mr. Shrewsbury Mrs. Schlapfer Mr. Veni Mr. Nagy
Attorney: Mr. Gertner
Engineer: Mr. Savacool

Minutes

07/27/2022

A motion to approve the minutes was made by Mr. Nikola, seconded by Mrs. Petrillo. All voting members were in favor, with Mr. Giordano abstaining.

08/10/2022

A motion to approve the minutes was made by Mr. Nikola, seconded by Mrs. Petrillo. All voting members were in favor, with Mr. Giordano abstaining.

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

Resolutions

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

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

Roll Call Vote

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

22-17- Modrezecki- Block 359 Lot 2- 1610 Peacock Lane- Fence Height within the Front Yard
A motion to memorialize was made by Mr. Guetzlaff, seconded by Frisina.

Roll Call Vote

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

Unfinished Business/New Business

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

This is a continuation from July 27, 2022. The applicant submitted revised plans, which have been reviewed by the Board Engineer.

Mr. John Jackson, attorney for the applicant.

A-3 PowerPoint was marked into evidence

Mr. Cox, Architect/PP was sworn in. Mr. Cox testified they have reduced the height and width of the rear structure. The overall square footage has been reduced to three thousand four hundred square feet. The proposal is for three residential units in the rear, while maintaining the front dwelling. The commercial use has been eliminated. They are proposing nine parking spaces and they have added a built in two car garage, which will be utilized by one of the units. They have also added some green areas. They are seeking approval for a Use Variance, building coverage and any pre-existing bulk variances pertaining to the front dwelling.

Mr. Giordano has a problem with mass and the proposal of three units in the rear.

Mrs. Masterson agreed, it is a large structure in the back yard.

Mr. Frisina agreed, the homes in this area have a main dwelling in the front with a small cottage type home in the rear.

Mr. Paesano stated he addressed most all the concerns that the Board and residents stated at the meeting on July 27, 2022.

Public Comment/ Questions

Nancy Cook, 1115 Morris Ave, objector

Julie Johnston, 907 Arnold Ave, objector

J1- J2 photos were marked into evidence

Bradley Burke, 908 Arnold Ave, objector

John LaMacchia, 1109 Morris Ave, objector

Arthur Santo-Donato- 1107 Morris Ave, objector

SD- 5 – 7 was marked into evidence

Angelo Fiore, 1113 Morris Ave, objector

Marylou Santo-Donato, 1107 Morris Ave, objector

James Pash, 1112 Morris Ave, objector

Gregory Johnston, 907 Arnold Ave, objector

Mr. Jackson surmised this is a large lot, over 16,000 square feet. Overall, Arnold Avenue is a commercial street. The proposal is a better zoning alternative. He feels the Board can approve this application based on the proofs submitted.

Caucus

Mr. Coleman stated this is a very challenging application. The building in the rear has so much mass and bulk. He believes the R-3 Zoning was not designed to be in the back yard.

Mr. Nikola agreed, with the applicant, that he has made a lot of concessions based on last meeting, but it is still too much.

Mrs. Petrillo stated a lot of neighbors came out to object and this is their neighborhood. The proposal for three rear units and a home in the front does not blend with this neighborhood. It is too much.

Mr. Frisina agrees with the other Board members. While he supports multi-family dwellings, he feels this is too much and it is out of character with the neighborhood.

Mr. Giordano agrees it is too much.

Mrs. Masterson stated this does not contribute to the historic value of the area. The neighbors' objections were heartfelt and made sense. This proposal does not fit.

Mr. Guetzlaff agrees it is too much.

Mr. Coleman reiterated the mass is too much.

A motion to the deny the application was made by Mr. Frisina, seconded by Mrs. Masterson.

Roll Call Vote

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

The meeting adjourned at 9:19PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary