

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
January 11, 2023**

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. Masterson	Mr. Veni	Mrs. Schlapfer
	Mr. Guetzlaff	Mr. Coppolino	Mr. Coleman	
Members Absent:	Mr. Shrewsberry	Mrs. Petrillo	Mr. Giordano	Mr. Frisina
Attorney:	Mr. Zabarsky			
Engineer:	Mr. Savacool			

Re-Organization

Chairman: A motion was made to appoint Mr. Coleman as Chairman by Mr. Nikola, seconded by Mrs. Masterson. All were in favor.

Vice- Chairman: A motion was made to appoint Mr. Nikola as Vice-Chairman by Mr. Guetzlaff, seconded by Mrs. Masterson. All were in favor.

Secretary: A motion to appoint Sharon Morgan as Board Secretary was made by Mr. Nikola, seconded by Mrs. Masterson. All were in favor.

Attorney:

A motion was made to appoint Mr. Steven Zabarsky (Citta, Holzapfel & Zabarsky) as the Board Attorney by Mr. Nikola, seconded by Mrs. Schlapfer. All were in favor.

Engineer:

A motion to appoint Mr. Raymond Savacool (T & M Associates) was made by Mrs. Masterson, seconded by Mr. Nikola. All were in favor.

Meeting time and dates & official newspaper

Mr. Nikola made a motion to hold residential applications on the second Wednesday and commercial applications (at the Boards discretion) on the fourth Wednesday of each month at 7:00pm, seconded by Mrs. Masterson. No meetings will be conducted on November 22, 2023, or December 27, 2023. The re-organization meeting for 2024, will be held on January 10, 2024. All were in favor.

Minutes

10/26/2022

A motion to approve the minutes was made by Mr. Guetzlaff, seconded by Mrs. Masterson. All voting members were in favor.

12/14/2022

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

Resolutions

22-25- 601A Hardenberg, LLC- 601A Hardenberg Avenue- Lot Width, Distance of accessory to principal structure and maximum square footage of shed- Approved.

A motion memorialize was made by Mr. Nikola, seconded by Mr. Veni.

Mr. Nikola- Yes Mr. Veni- Yes Mr. Coleman- Yes

22-18- Lombardi Residential, LLC- Block 36 Lot 1.01- 2113 River Road- Bulk Variances, Preliminary & Final Site Plan- Denied

A motion to memorialize was made by Mr. Nikola. Mr. Nikola- Yes

Unfinished Business/ New Business

22-22-Canal View Apartments-1407 Johnson Avenue- Front Yard Setback- Application Withdrawn

22-24- Mizenko- 924 Atlantic Avenue- Front Yard Setback, Lot Width & Accessory Side Yard (7:15-7:40)

Mr. John Jackson attorney for the applicant.

A-1 Application

A-2 Power Point

A-3Mr. Savacool's report was marked into evidence.

Mr. Cox, architect, Aquatecture Associates was sworn. Mr. Cox testified the applicants are proposing an addition on the second floor with a drive under addition to access back yard. The clients are recently married, blending two families. Mr. Cox continued the subject house is two houses away from Rue Avenue. It is an undersized lot. In designing the addition, they are removing a large chunk of driveway in the rear, while lowering the impervious coverage. They are proposing an elevated second story addition with parking underneath. There are three existing bedrooms, while adding two. The existing lot is 40 feet wide, front yard setback is 18.27feet and the proposed lot coverage is being reduced to 52.4%. They are reducing impervious coverage by removing a portion of the driveway outside the proposed columns. The width between the column and the house is 8 feet, with a height of 11 feet.

Public comment questions

None

Mr. Jackson surmised this application is very straight forward. They have four children, love this house and the neighborhood. They would like to continue living in Point Pleasant.

Mr. Coleman, nice project, three things are existing.

A motion to approve the application was made by Mr. Veni, seconded by Mrs. Masterson.

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson	Mr. Veni- Yes	Mrs. Schlapfer-Yes
Mr. Guetzlaff- Yes	Mr. Coppolino- Yes	Mr. Coleman- Yes	

22-25- DeLorezo- 3011 Hiawatha Ave- Lot Width and Lot Area- (7:40-8:20)

Mr. Gregory Hock, attorney for the applicant.

Mr. Matt Hockbury, Engineer/ Professional Planner, MCH Engineering was sworn in. The Board accepted his credentials. Mr. Hockbury testified the lot is located on Hiawatha Avenue in the R-1A Zone. The lot is undersized 40x100, where 50x100 is required. The applicant is proposing a single-family modular dwelling with three bedrooms and 2 ½ baths. The air conditioning condensers will be placed in a conforming location along the rear of the dwelling. There will be a 20ft asphalt driveway leading to an overhead door to the garage. The property currently drains towards Hiawatha; they are proposing a recharge system. They are reducing the impervious, by removing the existing driveway and fencing. The 40-foot lot width and lot frontage present a hardship. There are plenty of 40 x 100 lots in the area. The house conforms to all the required setbacks within the zone. It is his opinion the variances can be granted without detriment to the zoning plan.

Mr. Guetzlaff nice job with the plan.

Public Comment or question

Mr. Chris Michalis, 900 Northstream Parkway, objector
Mr. Steven Eichhtiez, 3009 Hiawatha Ave, objector
Ms. Maliano 808 Norhtstream Parkway, objector

Mr. Hock surmised this is a reasonable ask, not maxing out. They have the C-1 hardship by law. Buy/sell letters to adjacent neighbors were submitted.

Caucus

Mr. Veni stated the application is fair and reasonable. They did the best they could.
Mr. Guetzlaff stated the neighbors must realize; it is going to be fine it is not that big.
Mr. Coppolino stated it is going to be ok. There will still be sunlight.
Mrs. Masterson stated it is going to blend in
Mrs. Schlapfer well thought out add to the values. It will grow they want to be good neighbors.
Mr. Nikola it is what it is.
Mr. Coleman it must be balanced; he feels the most painful day will be tonight. They could have asked for a lot more. They reduced the coverage.

A-1 Application was marked into evidence.

A-2 Mr. Savacool's letter

A motion to approve the application with the condition that the existing fencing and driveway will be removed was made by Mr. Nikola, seconded by Mr. Guetzlaff.

Roll Call Vote

Mr. Nikola- Yes Mrs. Masterson- Yes Mr. Veni- Yes Mrs. Schlapfer- Yes Mr. Guetzlaff- Yes Mr. Coppolino- Yes Mr. Coleman- Yes

22-26- Garcia & Konstantinidis- 224 Howe Street- Lot Area, Front Yard Setback, Rear Yard Detached Garage, Fence Height within the Front Yard, Off Street parking Setback (8:20-9:07)

Mr. John Jackson, Attorney for the applicant

Ms. Verity Frizzell, Architect was sworn in.

Christopher Rosatti, FHW, Engineer/ Professional Planner was sworn in.

A-1 Application

A-2 Powerpoint

A-3 Mr. Savacools review letter

Mr. Jackson stated there is a history of previous variances associated with this property. The clients want to improve and expand their home. The lot is undersized with existing non-conformities.

Mrs. Verity Frizzell testified the lot was created in 1988 by a subdivision. Part of the proposed renovation is to remove some existing portions of the house. They designed the house to make the pre-existing conditions better. The porch is going to be reconstructed in the same footprint, no screens, or enclosures. The stairs are being made wider. The asbestos shingles will be removed. The house will be FEMA compliant. The basement will be filled in and the windows will be replaced with flood gates. The HVAC will be replaced. The upstairs will mostly remain the same. They are also applying for the height of a pool fence, which must be 4' in height, where 3' is allowed within the front yard. The only other variance would be for the front steps because they are widening.

Mr. Rosotti testified this is a slightly undersized lot, fully compliant addition. They are improving, not exasperating. The detailed house plans show a marked esthetics. The addition will be fully complying. They are improving the existing structure. People passing by will not see any changes. There is no negative impact and property is somewhat unique. They are proposing an open pool fence. He believes this application can be approved as submitted.

Public Question/ Comment

Salvatore Marino, 216 Howe Street, objector

Mr. Jackson stated this is a very good application. He is hopefully that the Board see this as a nice addition.

A motion to approve the application was made by Mr. Nikola with the following conditions: the front porch will remain open air, the basement will become FEMA compliant, they will be removing asbestos shingles, air conditioning condensers will be compliant, the pool fence will be an open Jerith fence. The garage will be resided to match the house seconded by Mr. Guetzlaff.

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes
Mr. Guetzlaff- Yes	Mr. Coppolino- Yes	Mr. Coleman- Yes	

**22-27- Schweitzer & Callander- 804 Marla Drive- Lot Area & Front Yard Setback
(9:08-9:15)**

Mr. Dean Daley, architect. 213 New Jersey Ave, Point Pleasant Beach was sworn in.

The owners are present and gave permission for Mr. Daley to testify on his behalf.

Mr. Daley testified the applicants purchased a home that is 850 sq ft, with a very small bathroom. They are proposing an addition to enlarge the kitchen and bathroom while, modifying the two existing bedrooms and the front entry. They are proposing a 190 sq ft addition and a partial second floor 485 sq ft. The lot is undersized, with an existing front yard setback. They will comply with all setbacks now and will after the addition.

Mr. Colman lot size and front yard are existing.

A-1 Application

A-2 Mr. Savacool review letter

Public question/comments

None

A motion to approve the application was made by Mrs. Masterson, seconded by Mr. Guetzlaff.

Roll Call Vote

Mr. Nikola- Yes	Mrs. Masterson- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes
Mr. Guetzlaff- Yes	Mr. Coppolino- Yes	Mr. Coleman- Yes	Mr.

The meeting adjourned at 10:16PM, all were in favor.

Respectfully submitted,

Sharon Morgan
Board Secretary