

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
January 25, 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	Mr. Giordano	Mr. Veni	Mrs. Schlapfer
	Mr. Guetzlaff	Mr. Frisina	Mr. Coleman	
Members Absent:	Mr. Shrewsbury	Mrs. Petrillo	Mrs. Masterson	

Mr. Coppolino  
Attorney: Mr. Zabarsky  
Engineer: Mr. Savacool

**Resolutions**

**22-24- Mizenko- 924 Atlantic Avenue- Front Yard Setback, Lot Width & Accessory Side Yard- Approved**

**22-25- DeLorezo- 3011 Hiawatha Ave- Lot Width and Lot Area- Approved**

**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- Approved**

**22-27- Schweitzer & Callander- 804 Marla Drive- Lot Area & Front Yard Setback- Approved**

**A motion to memorialize the resolutions was made by Mr. Nikola, seconded by Mr. Veni.**

**Roll Call Vote**

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

**Unfinished Business/ New Business**

**22-26- Meals- 3201 Bridge Avenue- Use Variance (change of use) (7:05-7:16)**

Mr. Jackson attorney for the applicant. Mr. Jackson explained the applicants currently run a large Muay Thai business in Woodbridge and they are looking to open a smaller location in Point Pleasant Borough. The use is not permitted in any zone. Mr. Jackson stated the proposed use is not any different than yoga or a gym, which there are many of these facilities throughout Point Pleasant.

James Meals, 2335 Oriole Way was sworn in. Mr. Meals testified there is a lease in place, upon approval. The location is about 1000sq ft. They will teach lessons in Muay Thai and boxing. There is plenty of parking, usually the parents will drop off and pick up. The classes are mostly instructional, little to no sparring.

Mr. Jackson suggested flexible business hours from 9:00am- 9:00PM.

There is a storage container on the property, which is used for owners' storage.

Mr. Jackson surmised the use is appropriate and the benefits outweigh the negative.

A motion to approve the application was made by Mr. Giordano, seconded by Mr. Frisina.

**Roll Call Vote**

Mr. Nikola- Yes	Mr. Giordano- Yes	Mr. Veni- Yes	Mrs. Schlapfer- Yes
Mr. Guetzlaff- Yes	Mr. Frisina- Yes	Mr. Coleman- Yes	

The meeting adjourned at 7:17PM, all were in favor.

Respectfully submitted,

Sharon Morgan  
Board Secretary