

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT  
February 8, 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. Shrewsberry	Mr. Nikola	Mr. Giordano
Mrs. Masterson	Mr. Veni	Mrs. Schlapfer	
Mr. Guetzlaff	Mr. Frisina	Mr. Coleman	
Members Absent:	Mrs. Petrillo	Mr. Coppolino	
Attorney:	Mr. Zabarsky		
Engineer:	Mr. Savacool		

**Resolutions**

**22-26- Meals- 3201 Bridge Avenue- Use Variance**

**A motion to memorialize was made by Mr. Veni, seconded by Mr. Guetzlaff.**

**Roll Call Vote**

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

**Unfinished Business/ New Business**

**23-01- Malamut- Block 181 Lot 2- 1010 River Ave- Side Yard Setback, Front Yard Setback, Rear Yard Setback, Driveway less than 5’ from property line (7:05-7:50)**

**Relief is need from the following variances:**

Side Yard Condensing Unit, 2.99 where 5’ is required.

Side Yard Generator 2’, where 5’ is required.

Front yard setback 24.86’, where 25’ is required.

Rear yard setback 18.29’, where 25’ is required.

Driveway 0’ exists where 5’ is allowed.

A-1 Application

A-2 Engineer review letter.

A-3 Power Point

Ms. Jilian McLeer, attorney for the applicant.

Mr. Matthew Hockenbury, PP/ Engineer with MCH Engineering was sworn in.

Mr. Hockenbury testified the dwelling is located on a 50x100 lot in an R1-A Zone. The existing structure is approximately 1500sq ft with an attached garage. There is an 11x22 partial inground pool. The applicant is looking to construct a second story addition along with a second air conditioning condenser and generator. They meet the parking requirements for RSIS. The

height will comply with the ordinance. The plans show a Juliette balcony, which has been eliminated and it will be replaced with a window. New plans will be submitted for the Board Engineer to review. The addition will be built to the current building codes. This application can be granted under C-1. They will not be blocking any open, air, light and space. The applicant did install a new driveway, which encroaches approximately 5' onto the neighbor's property and violates the 5' setback.

A-4 Photo of the driveway.

Mr. Giordano has a problem with the additional air conditioning condenser placed within the side yard setback.

Jeffrey Bell, architect, 1010 Commons Way Bldg. G, was sworn in. Mr. Bell stated they can relocate the air conditioning condenser behind the shower, which would eliminate a variance.

Karen Langley, 2414 Willow Street, objector.

Ms. McLeer surmised this is a nice aesthetical upgrade. The variance can be granted.

A motion to approve the application with the above mentioned conditions was made by Mr. Giordano, seconded by Mr. Veni.

**Roll Call Vote**

Mr. Shrewsberry- Yes	Mr. Nikola- Yes	Mr. Giordano -Yes	Mrs. Masterson- Yes
Mr. Veni- Yes	Mrs. Schlapfer- Yes	Mr. Coleman- Yes	

The meeting adjourned at 7:52PM, all were in favor.

Respectfully submitted,

Sharon Morgan  
Board Secretary