

**BOROUGH OF POINT PLEASANT  
ZONING BOARD OF ADJUSTMENT**

**May 10, 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 Mrs. Masterson Mr. Veni  
Mr. Guetzlaff Mr. Frisina Mr. Coppolino Mr. Coleman  
Members Absent: Mr. Shrewsbury Mr. Schlapfer  
Attorney: Mr. Zabarski

**A moment of silence was observed for Board Member Elaine Petrillo.**

**Resolutions**

**04-23- Harrison- Block 178 Lot 6- 2408 Cedar Street- Front Yard Setback for a covered porch, Front Yard setback for dwelling**

**05-23- DiGregorio- Block 299 Lot 14- 1800 Boat Point Drive- Side Yard Setback**

**06-23- Robertson-Block 214 Lot 15- 3141- 3143 Powhatan Avenue- Certificate of Continuance of a Non-Conforming Use**

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

**Roll Call Vote**

Mr. Giordano- Yes Mr. Veni- Yes Mr. Guetzlaff- Yes Mr. Frisina- Yes  
Mr. Coleman- Yes

**Unfinished Business/ New Business**

**23-03-629 Ocean Road LLC- Block 133 Lot 50 & 51- 629 & 631 Ocean Road- Special Reasons (density) , Preliminary and Final Site Plan**

Tonight, is a continuation from March 22, 2023. Revised plans were submitted ten days prior to this meeting.

A-9 Amended Plans 4/25/2023.

A-10- Letter from engineer Mr. El04/25/2023

A-11 Letter from Ray Savacool 05/04/2023.

A-12 Kendra Lelie 05/09/2023

A-13 updated Stormwater report 4/25/2023.

B-1 – Mr. Nikola Certification to vote.

B-2 – Mrs. Masterson Certification vote

Mr. Galvin called Ms. Erin Pumo, architect.

Erin Pumo, architect was sworn in.

A-14 Amended color rendering of site.

Ms. Pumo continued they revised the sidewalk along the rear yard setback. They added a pollinator garden on west, on east gathering area. The evergreens are 10-13ft off the property line.

Mr. Veni questioned if sprinklers were being installed.

Ms. Pumo stated they are not sure, but they are willing to consider it. There are trees out front, flowering red buds. The stair access was reduced to 4ft to increase the sidewalk to 5.6ft. The lighting has been updated and all decorative light posts match. The stormwater report has been updated. The building has been updated as an A-10 shows. There are three affordable units 1-2-3-bedroom affordable housing, based on conversations with the planner.

Ms. Lelie stated the plan should be labeled for income distribution.

A-15 colored rendering elevations

Ms. Pumo continued the rear elevations have been updated, new roofline along with adding some aesthetics. The gas meters are along the rear of the building. The electric meters are on the Western side of the building. The mailboxes are in the middle, cluster mailbox.

Mr. Coppolino questioned the lighting.

Ms. Pumo replied, the lighting will shoot down and be more controlled. They have added bollards. The lower unit mechanicals are on raised decks. The upper units have condensers on the roof top terrace. The dumpster on site is 1'10' off the side yard, front property line it is 45', with a custom aluminum gate the enclosure will be wrapped in brick.

Mr. Guetzlaff would like to see grass planted, replacing the stone shown on the plan. Mr. Guetzlaff would also like to see rain gardens.

Mr. Galvin stated grass will replace stone on the entire site.

Mr. Savacool stated there are storm water drainage areas proposed.

Mr. Galvin agreed subject to Mr. Savacool's review, attempting to utilize rain gardens along with a maintenance plan.

Mr. Veni stated rain gardens have a problem with upkeep.

Mr. Giordano stated Mr. Savacool should have a lot of latitude in reference to the rain garden.

Ms. Lelie suggested that there should be more formal planting along the right of way and rain gardens could be implemented behind that area towards the parking lot.

Ms. Pumo testified they can add additional plantings that comply with Ms. Lelies letter. They are not opposed to more trees, but they are limited due to evergreen plantings. They can also add more plantings to screen dumpster area.

Ms. Lelie stated if there were a pest or disease it would wipe out all the trees, since they are all the same variety. She would like to mix the variety, opposed to all Green Giant arborvitaes.

Mr. Giordano stated that they can stagger the plants, Green Giant arborvitaes in the rear and the trees in the front should be a varied species.

Ms. Pumo stated they can work with the Board professionals.

Mrs. Masterson would like to add a condition that lawn sprinklers are installed.

Mr. Nikola asked who was going to maintain the site.

Mr. Galvin replied, Mr. Caughey.

Ms. Lelie would like some shaded trees in place of the red bud ornamental trees. If the islands can be true planting islands.

Ms. Pumo agreed, if they are not in the site triangle.

Mrs. Masterson questioned signage.

Ms. Pumo replied there is a free-standing sign with the name, Ocean Breeze, and the address.

Ms. Lelie further stated the front is void of any plantings, add free standing planters. Ms. Lelie would also like shade trees or plantings next to the gathering area to screen the diner area.

Ms. Pumo stated there might be a storm water pipe, but she will investigate it. They will plant something. Along the OB Diner they are proposing a 6ft fence.

Ms. Lelie would still like to see plantings in that area, freestanding plantings matching the front, if the pipe is an issue.

Mrs. Masterson questioned the type of ownership.

Mr. Caughey replied this is going to be operated as an apartment complex, under his ownership.

Mr. Savacool stated there is no detail about pollinator garden planting, type of benches, etc.

Mr. Coleman replied that will be for Mr. Savacool's review.

Mr. Caughey, 209 Arnold Avenue, was sworn in. In response to planting on OB Diner side, there is a 6ft fence proposed and the units have a front porch. He would be willing to put planters there.

Mr. Galvin questioned who was going to manage the complex.

Mr. Caughey replied he will manage the complex. He is not planning to hire a management company.

The Board had concerns that there would not be a management company.

Ms. Lelie stated this is a density variance and this is a valid question with this number of units.

Mr. Caughey would agree to a management company.

Ms. Lelie stated it is also a benefit for the screening of applicants.

Mr. Caughey stated the management company will have nothing to do with affordable housing. He deals with Piazza & Associates for affordable housing. Mr. Caughey will be screening other applicants. The management company is for maintenance issues only.

Mr. Savacool questioned if there will be limitations on the first-floor outdoor space since the porch doubles as ADA access.

Mr. Caughey replied no, they can have chairs or tables.

Mrs. Masterson asked if there could be something more consistent.

Mr. Galvin stated there are not going to be any toys, bicycles, etc., only chairs and possibly a table.

Mr. Caughey will add white Adirondack chairs and a small table for each unit on the first floor.

Mr. Coppolino questioned the vacant land next to the property and the dumpster being 1'10' off the property line.

Mr. Caughey stated he did try to contact the owner, no response. The dumpster is going to be enclosed in brick. The neighbors in the rear wanted the dumpster as far away from them as possible. He believes the dumpster is in the best place. He also met with Mr. Forsyth about the placement of the dumpster.

Mr. Coleman questioned if they are limited with options due to the density.

Mr. Caughey replied not in his opinion. He is allowed six units, plus commercial use on the property. He could construct a much larger building.

Mr. Giordano stated it is 1'10" in a corner, he has seen a lot worse.

Mr. Savacool asked that the engineer comply with all his comments concerning storm water management.

Mr. Galvin agreed.

Ms. Christine Nazzaro-Cofone, 125 ½ Mile Road, Red Bank, Professional Planner. The application is for a d5 variance. The applicant will have to prove that the variance will not have a detrimental effect, six units per acre is allowed. She would ask for flexibility in an Adirondack chair they are not easy to get in and out of. She suggests deferring this to the professionals, bistro set might be more usable, if it is all uniform. Each unit is approx. 1110 sq ft and has a storage unit. She feels the site can handle the excess density. There is ample room for outdoor space for tenants and ample space for landscaping. They do not violate one bulk requirement for the building. The dumpster location is the only bulk variance. They are going to provide more landscaping and a sturdy gate. This plan gives you the opportunity to have affordable housing, creating three additional units. It also follows the Master Plan, regenerating vacant land. This case is a d5, they agree that the use is permitted in the zone. Can this increase in density be accommodated, yes? They comply with the bulk standards. The 8ft white vinyl fence across the rear property line is for the neighbor's benefit. This is a transitional use. She agrees with the planters in front of the building and carrying that look to the communal gathering area. She is more than confident that they can satisfy the neighbors with a year-round screened view. This is far better than the existing conditions. The benefits outweigh the detriments, she doesn't believe there is going to be a substantial impact on the neighbors.

Mr. Galvin surmised this is permitted use in the zone. Can the site accommodate the increased density, yes it can. They exceed the parking requirement and meet the bulk requirements. They only need one

bulk variance for the dumpster on a highway. This is a nice transitional use between the highway and the neighbors in the rear. This is a good project.

Ms. Lelie stated this is a better plan than what was originally submitted. She does question the location of the dumpster. She appreciates that Mr. Caughey has gone around to neighbors to get their input but has concerns that an alternate plan with a townhouse option with six townhouse units was not provided.

#### **No public comment**

#### **Caucus**

Mr. Coleman feels this is a good plan to put this property back to use, it has been vacant for way too long. Housing is greatly needed in Point Pleasant. They have come back with a better project and have been agreeable to many different conditions.

Mr. Veni appreciates the applicants talking to the neighbors. There are some gray areas, but they have done more than enough to mitigate the issues.

Mr. Guetzlaff agrees they have been very accommodating. He would rather see townhouses than apartments.

Mr. Coppolino agrees the applicant was very accommodating to meet the conditions of the Board. He also would also rather see townhouses. He is still concerned about the dumpster and believes it would be better served on the western side of the property.

Mr. Frisina stated it is good to see they got the input from the neighbors.

Mrs. Masterson would like to see two less units, it is a hair too big.

Mr. Nikola feels this is a nice presentation. He thinks the neighbors have an awful lot to do with decisions and the applicant has been very flexible.

Mr. Giordano likes the application. The applicant has met every condition and they met all bulk criteria. That is the only spot for the dumpster. He is in favor of the application.

Mr. Coleman stated they asked them to come back with a different plan and they did. The lack of objectors speaks volumes for the project.

Mrs. Masterson questioned the minor changes and conditions the Board discussed.

Mr. Zabarsky suggested a general motion, including all conditions. He will provide a draft to the applicant's attorney prior to memorialization.

Mr. Giordano made a general motion of approval with all conditions, seconded by Mr. Nikola.

#### **Roll Call Vote**

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

The meeting adjourned at 9:22PM, all were in favor.

Respectfully submitted,

*Sharon Morgan*

Sharon Morgan

Board Secretary