

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

**April 26, 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. Veni	Mrs. Schlapfer
	Mrs. Masterson	Mr. Guetzlaff	Mr. Frisina	Mr. Coppolino
				Mr. Coleman
Members Absent:	Mrs. Petrillo	Mr. Giordano		
Attorney:	Mr. Zabarsky			
Engineer:	Mr. Savacool			

**Unfinished Business/ New Business**

**04-23- Resident- Block 178 Lot 6- 2408 Cedar Street- Front Yard Setback for a covered porch, Front Yard setback for dwelling (7:02-7:23)**

A-1 application

A-2 Review letter Board Engineer

Adam Anzzolin, architect, 904 Prospect Ave, Spring Lake, Anzzolin Architecture was sworn in Board accepts credentials.

A-3- Four Sheets Existing Survey, 1<sup>st</sup> floor plan, 2nd floor plan, & Elevations

Mr. Anzzolin testified the applicant is proposing a second-floor addition, with a small front porch. Mr. Anzzolin explained the 1<sup>st</sup> floor existing conditions and the proposed improvements on the second floor. They would like to maintain two existing driveways to help reduce the number of cars on the street.

Resident -2407 Cedar Ave, in favor  
Resident 2406 Cedar Ave, in favor  
Resident, 2415 Cedar Ave, in favor  
Resident, 2413 Cedar Ave, in favor

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

**Roll Call Vote**

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

**05-23- Resident- Block 299 Lot 14- 1800 Boat Point Drive- Side Yard Setback (7:25-7:34)**

Applicant- 1800 Boat Point Drive, was sworn in.

A-1- Application with attachments.

A-2 -Review letter 04/26/2023.

The applicant testified that the addition would improve the function of the home. It is an expansion on the back side of the house. They are going straight over the existing garage. This is only for the second floor. His wife currently walks through the garage to get to the laundry room.

No public questions or comments.

Mr. Coleman believes this is straight forward, simple ask.

**Mr. Nikola made a motion to approve the application with the condition that the deck on the first floor will not be enclosed, seconded by Mr. Shrewsberry**

**Roll Call Vote**

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

**06-23- Resident -Block 214 Lot 15- 3141- 3143 Powhatan Avenue- Certificate of Continuance of a Non-Conforming Use (7:35-8:02)**

A-1 application with attachments

Mr. Joseph Guarino, attorney.

The applicant was sworn in, 1162 Bradford Drive. The applicant has owned Bay Head Landscaping for the last forty years. This home was purchased in 2007 as a two-family duplex home. There are separate meters, entrances, driveways, and there are similar duplex homes in the neighborhood.

Mr. Savacool stated Ordinance 2004 from 1957 allowed for a building lot with more than 5,000 sq ft to construct a duplex dwelling. The lot in question is 10,000sq ft, which would have allowed duplex dwelling to be constructed in 1963. In 1967 the ordinance was repealed.

Mr. Shrewsberry questioned the third meter.

Mr. Guarino stated it is a common utility room and the applicant pays for the service. The duplex use has not been abandoned.

Resident, 1131 Arnold Ave, testified. He has practiced law since 1975 in this area. There are five duplex homes in this direct area built by the same builder. This home was built as a two-family duplex home in 1963 and has existed for sixty years.

No public comment or questions

**A motion to approve the application with the condition that the code enforcement office will check out the third meter was made by Mr. Nikola, seconded by Mrs. Masterson**

**Roll Call Vote**

**Mr. Shrewsberry- Yes**

**Mr. Nikola- Yes Mrs. Masterson- Yes**

**Mr. Veni- Yes**

**Mrs. Schlapfer- Yes**

**Mr. Guetzlaff- Yes Mr. Coleman- Yes**

**07-23-Resident- Block 285 Lot 8- 1850 Shore Blvd-Lot Coverage & Building Coverage  
(8:02-9:46)**

Mr. Jackson attorney for the applicant

A-1- Application with attachments

A-2 Review letter Mr. Savacool

A-3 Power Point

Mr. Jackson stated anyone who has been on the canal is familiar with this property. There is a dock on the canal side and a home across the street. The applicant's grandfather owned the home, then his uncle. The applicant's mother-in-law purchased the home in 2021. They need a variance for lot coverage and building coverage. There is a non-buildable water lot across the street. This home has been previously rented. Once this tenant vacates the property, the homeowner will be moving in.

The applicant was sworn in. The applicant stated that his grandfather purchased this property in 1983. In 1998 his uncle purchased the property and lived there until 2018. In 2012 sandy damaged the property and the dock across the street, a non-buildable water lot, 1855 Shore Blvd, they are titled together and cannot be separated. There is a mooring area for a vessel up to 20ft long. The home was vacant for a few years and was in disrepair. His mother-in-law purchased the home from his uncle in 2021. His mother-in-law is planning to move into the home after May 31, 2023. They are over on building coverage, lot coverage, front yard setback and side yard setback. The driveway has been there at least since 1998. The would be willing to eliminate the existing shed and a portion of the driveway.

Mr. Coleman questions the fact that the work was done without permits, the porch, air conditioning, interior renovations?

Mr. Zabarsky questioned if permits were submitted and brought up the question of substantial improvements.

Mr. Savacool replied yes, the house may need to be raised.

Jacob Salomon, Architect Fairlawn, NJ. The Board accepted his credentials. There is an existing front yard setback for the dwelling. The existing porch will be cut back to comply with the 19' setback, it will be covered. The building coverage will be 32.98%, by covering the front porch. The existing lot coverage is 56.07% reducing to 53.38% by removing the shed and possibly, 51.5% by removing some of the driveway and replacing with tire tracks. The covered front porch will enhance the esthetics of the home and it will blend in with the area. There is a side yard setback 2.2', where 5' is required for the air conditioning condenser. They are not expanding the footprint of the main dwelling, just adding the front porch. They could reduce the coverage to 50%, removing the shed and a good portion of the driveway.

Resident, 1848 Shore Blvd., objector.  
Resident, 1849 Shore Blvd, objector.  
Resident, 1844 Shore Blvd, objector.  
Resident, 1848 Shore Blvd., objector.

Mr. Jackson requested to come back with revised plans. They believe they can comply with the lot coverage, and they would like to find out about substantial improvements, should they need to raise they house.

This application has been carried until May 24<sup>th</sup>, 2023; no further notice will be given.

The meeting adjourned at 9:46PM, all were in favor.

Respectfully submitted,

Sharon Morgan  
Board Secretary