

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

**October 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	Mrs. Schlapfer	
Mr. Guetzlaff	Mr. Frisina	Mr. Coppolino	Mr. Giordano	Mr.
Veni	Mr. Coleman			
Members Absent:	Mr. Shrewsberry	Mr. Nikola	Mr. Coppolino	
Attorney:	Mr. Zabarsky			
Engineer:	Mr. Savacool			

**Resolutions**

**10-23- Resident- Block 129 Lot 16- 1183 Ridgefield Drive- Building Coverage, Lot Coverage,& Front Yard Setback**

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

**Roll Call Vote**

Mr. Giordano- Yes	Mrs. Masterson- Yes	Mrs. Schlapfer- Yes	Mr. Guetzlaff- Yes
Mr. Veni- Yes	Mr. Coleman- Yes		

**Unfinished Business/ New Business**

**11-23- Block 283 Lot 19- 1835 Riviera Parkway- Front Yard Setback, Side yard for Mechanicals and Driveway(7:05:-7:23)**

Mr. Jackson attorney for the applicant.

A-1 Application

A-2 Review letter from Mr. Savacool

A-3 PowerPoint, from Mr. Jackson

The variance for mechanicals is no longer needed, it has been moved to a conforming location.

Mr. Jonathan VanOstenbridge, architect, was sworn in. The application is for a ranch style home, with two bedrooms. They are raising the house to be FEMA compliant and looking to construct a second story dormered addition. They are adding two bedrooms upstairs. They are seeking relief for existing nonconformities, front yard setback and the driveway. They are compliant will all other setbacks.

No public comment/questions

A motion to approve the application was made by Mr. Giordano, seconded by Mr. Veni. The air conditioning condenser will be placed in a conforming location.

**Roll Call Vote**

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

Mr. Veni recused himself from the next application.

**08-23 - Resident- Block 279 Lot 73- 1717 Bay Blvd- Habitable Attic (7:24-7:46)**

Mr. Wauters, the attorney for the applicant, explained the applicant is looking to construct a 467sq ft habitable attic. This is a continuation from the September 13, 2023, meeting.

A-5 Elevation Certificate

A-6 Mr. Gilchrist revised plan

A-7 Mr. Savacool's updated letter

Mr. Savacool corrected line 4, the house would comply.

Mr. Burdick was sworn in.

**R.C. BURDICK, P.E. P.P. P.C.**  
**1023 OCEAN RD. PT. PLEASANT, N.J. 08742**  
**PHONE 732-892-5050**  
**FAX 732-892-5888**

TESTIMONY  
1717 BAY BLVD.  
LOT 73, BLOCK 279  
POINT PLEASANT BOROUGH  
PROJECT NO. 23-4875  
October 11, 2023

First off, I owe the board an apology because I was under the mistaken assumption that the proposed addition would not raise the roof elevation of the home. It will raise it 3.2' and I should have known that, so I apologize for being argumentative at the last board meeting.

The issue here is about the building height. Mr. Savacool is measuring the height of the structure from the base flood elevation and that would be correct for a project which is not new construction, reconstruction, or substantial improvement. The proposed addition is not new construction, reconstruction or substantial improvement so measuring the building height from the base flood elevation is correct and the proposed height for this addition would be 29.9' from the base flood elevation, under the 32' allowable.

Regarding any future lifting of the home after this project is performed, the project would then become a substantial improvement to the structure.

Section 19-37.5.1 ( c ) of the borough code states that "The building height for any new construction, reconstruction or substantial improvement of an existing structure shall not exceed a height of 35' measured from the effective FIRM elevation or best available flood hazard data, whichever is more restrictive. The maximum height from finished floor shall be 32' When this home is elevated it will be a substantial improvement and the elevation of the

home lifted to meet the new design flood elevation (BFE plus 3'). The resulting building peak would be at elevation 42.0, meaning that the new building would be 34' above flood elevation which would conform to the borough ordinance. The peak would be 31' above the first floor also complying with the ordinance.

Based on this information we do not believe that the proposed addition or the future lifting of the structure would violate any ordinance requirements. We also believe that the addition meets the definition of habitable attic and contend that that is what is proposed.

Mr. Giordano questioned how many stories the addition would be considered.

Mr. Savacool, Professional Engineer and Planner was sworn in. Mr. Savacool replied it meets the requirements for an additional story. An attic is usually under the eve line. He sees a small third story.

Mr. Giordano and Mr. Coleman believe it fits into the definition of a habitable attic.

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

**Roll Call Vote**

Mr. Giordano- Yes	Mrs. Masterson- Yes	Mrs. Schlapfer- Yes	Mr. Guetzlaff- Yes
Mr. Frisina- Yes	Mr. Coleman- Yes		

The meeting adjourned at 7:50PM, all were in favor.

Respectfully submitted,

Sharon Morgan

Board Secretary