

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

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

Minutes

09-13-2023

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

Roll Call Vote

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

10-11-2023

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

Roll Call Vote

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

11-23- Block 283 Lot 19- 1835 Riviera Parkway- Front Yard Setback, Side yard for Mechanicals and Driveway

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

Roll Call Vote

Mr. Guetzlaff- Yes	Mr. Frisina- Yes	Mr. Veni- Yes	Mr. Coleman- Yes
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08-23 - Resident- Block 279 Lot 73- 1717 Bay Blvd- Habitable Attic

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

Roll Call Vote

Mr. Guetzlaff- Yes	Mr. Frisina- Yes	Mr. Coleman- Yes
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Unfinished Business/ New Business

12-23- Block 208 Lot 32- 2997 Hiawatha Ave- Lot Frontage, Lot width, Side yard setbacks

Mr. Greg Mazzatta, applicant, was sworn in.

Mr. Mazzatta testified he purchased the home in August of 2023. He is looking to square off the front portion of the home, with a small 8' x 10' addition, along with a covered porch. He is looking to construct a second bathroom. He is changing the roof line to relocate the mechanicals to the attic.

A motion to approve the application was made by Mr. Nikola, seconded by Mr. Coppolino.

Roll Call Vote

Mr. Veni- Yes

Mr. Guetzlaff- Yes

Mr. Frisina- Yes

Mr. Coppolino-Yes

Mr. Coleman- Yes

14-23- Block 279 Lot 182- 1702 Rue Mirador- Side yard setback- Rescheduled for December 13, 2023.

The meeting adjourned at 7:25PM, all were in favor.

Respectfully submitted,

Sharon Morgan

Board Secretary