

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

February 14, 2024

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.”

Members Present: Mrs. Schlapfer Mrs. Masterson Mr. Guetzlaff Mr. Stevenson
Mr. McConnell Mr. Coleman Ms. Smith Mr. Giordano Mr. Coppolino
Mr. Shrewsberry

Members Absent: Mr. Frisina

Board Attorney: Mr. Zabarsky

Board Engineer: Mr. Savacool

Minutes

12-13-2023

A motion to approve the minutes was made by Mrs. Masterson, seconded by Mrs. Schlapfer.

Roll Call Vote

Mrs. Schlafer- Yes Mr. Coppolino- Yes Mr. Giordano- Yes Mrs. Masterson- Yes
Mr. Guetzlaff- Yes Mr. Coleman- Yes

Unfinished Business/ New Business

14-23- Block 279 Lot 182- 1702 Rue Mirador- Side Yard Setback- Carried from January 10th, 2024- Seeking an adjournment until March 13, 2024

A motion was made by Mrs. Masterson, seconded by Mr. Coppolino. All voting members were in favor.

01-23 – Block 20 Lot 8- 4 Dunham Lane- Impervious Coverage & Side yard setback- The matter was adjourned to March 13, 2024

A motion was made by Mrs. Masterson, seconded by Mr. Shrewsberry. All voting members were in favor.

02-23 -Block 37 Lot 19- 2104 River Road- Building Coverage- Seeking an adjournment until March 13, 2024

A motion was made by Mrs. Masterson, seconded by Mr. Coppolino. All voting members were in favor.

04-24- Block 306 Lot 115- 1688 East Drive- Building Coverage, Lot Coverage, Side Yard Setbacks, Front Yard Accessory Structure Side Yard- (7:20-8:20)

The applicant is looking to construct an in-ground pool, proposing new pavers and site improvements.

A-1 Application

A-2 Review letter

A-3- A-5 Renderings

A-6 Aerial

Mr. Richard Angowski, is the attorney for the applicant.

The applicant was sworn in. Mr. Napolitano testified he purchased the home two and half years ago This is his permanent home, and he is looking to renovate the backyard area.

Mr. Brian Hatfield, owner of BDL Landscape was sworn in. He was hired to redesign the backyard with hardscaping, fire feature, raised deck and a small putting green. They are also proposing a retaining wall along the property line. They will also be reducing impervious coverage by removing the shed.

Ms. Donna Bullock, PE Morgan Engineer, was sworn in. The existing in-ground pool will be removed and replaced with a pool and spa. The proposed driveway will reduce impervious coverage. The pool equipment is in the existing shed. They are also proposing a retaining wall.

Mr. Bove, architect BDL, was sworn in. Mr. Bove testified that if the caps are under twelve inches, they will not be included in impervious coverage.

Mr. McClean, Professional Planner, was sworn in. Mr. McClean testified they are reducing impervious coverage while improving the site. The benefits outweigh the detriments.

Mr. Giordano had concerns about the shed between the properties.

Mr. Savacool questioned if the neighbor's pool equipment was in the shed as well.

The applicant replied yes and there is a toilet and sink in the shed.

Mr. Angowski requested the application to be carried so they could revise the plans. They heard the Boards concerns.

A motion to carry the hearing until March 13, 2024, was made by Mr. Giordano, seconded by Mrs. Schlapfer.

Roll Call Vote

Mr. Shrewsberry- Yes Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mr. Giordano- Yes
Mr. Guetzlaff- Yes Mr. Stevenson- Yes Mr. Coleman- Yes

05-24- Block 126 Lot 15- 1123 Borden Ave- Certificate of Continuance of a Non-Conforming Use (8:20-8:40)

The applicant is seeking a certificate of continuance of a non-conforming use for having two-dwellings on one lot.

Mr. Jackson is the attorney for the applicant.

- A-1 Application
- A-2 Review letter Mr. Savacool
- A-3 Power Point prepared by Mr. Jackson
- A-4 Rendering

The applicant was sworn in, 214 Harbor Point Pleasant Beach. The applicant purchased the dwelling January 2024 in its exact condition. He is selling the home, and the buyer is seeking the continuance. There are two separate dwellings with separate utilities.

A motion to approve was made by Mr. Giordano, seconded by Mrs. Schlapfer.

Roll Call Vote

Mr. Shrewsberry- Yes Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mr. Giordano- Yes
Mrs. Masterson- Yes Mr. Guetzlaff- Yes Mr. Coleman- Yes

06-24- Block 256 Lot 14- 1523 Hulse Road- Side Yard & Rear Yard Setback, Lot Width- (8:40-9:10)

The applicant is proposing an addition, porch detached garage and a pergola. They are seeking relief from a side and rear yard setback and lot width.

Mr. Jackson, attorney for the applicant.

- A-1 Application
- A-2 Engineering Review Mr. Savacool
- A-3 Power Point Packet
- A-4 Rendering

Mr. Jackson stated that the home sits in a slanted position because it was constructed prior to the canal. They were looking to get sunsets not water views.

Brian Murphy, FWH Associates, PE was sworn in. The property is located on the canal. They are seeking relief for impervious coverage, which is being reduced to 30.3%. The porch will be

encroaching on the rear yard setback, 18.13' from the property line. The lot width is 65.06', where 75' is required. The proposed porch area is one story and will not be blocking any views.

Verity Frizzel, FWH Associates, Architect was sworn in. Ms. Frizzel testified the applicants spend half of their time in Point Pleasant and half of their time in Europe. They are adding three bedrooms and three bathrooms. They are preserving the landscaping.

The applicant was sworn in. The applicant's hobby is landscaping, she is looking forward the adding additional landscaping, while preserving the older vegetation. She has owned this home for twenty-five years.

No public Comment/questions

A motion to approve was made by Mr. Shrewsberry, seconded by Mrs. Schlapfer.

Roll Call Vote

Mr. Shrewsberry- Yes Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mr. Giordano- Yes
Mrs. Masterson- Yes Mr. Guetzlaff- Yes Mr. Coleman- Yes

A motion to adjourn the meeting was made by Mrs. Masterson, seconded by Mrs. Schlapfer, all were in favor. The meeting was adjourned at 9:20PM

Respectfully submitted,

Sharon Morgan

Sharon Morgan
Board Secretary