

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

January 10, 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. Frisina Mr. Coleman Ms. Smith

Members Absent: Mr. Giordano Mr. Coppolino Mr. Shrewsberry

Board Attorney: Mr. Zabarsky

Board Engineer: Mr. Savacool

Re-organization:

Chairman: A motion was made to appoint Mr. Coleman as Chairman by Mrs. Schlapfer, seconded by Mrs. Masterson All were in favor.

Vice- Chairman: A motion was made to appoint Mr. Giordano as Vice-Chairman by Mrs. Masterson, seconded by Mr. Guetzlaff All were in favor.

Secretary: A motion to appoint Sharon Morgan as Board Secretary was made by Mrs. Masterson, seconded by Mrs. Schlapfer. All were in favor.

Attorney: A motion was made to appoint Mr. Zabarsky of Citta, Holzapfel and Zabarsky as the Board Attorney by Mr. Guetzlaff seconded by Mrs. Masterson. All were in favor.

Engineer:

A motion to appoint Mr. Raymond Savacool of T & M Engineer as the Board Engineer was made by Mrs. Masterson seconded by Mr. Guetzlaff. All were in favor.

Meeting time and dates

Mr. Guetzlaff made a motion to hold residential applications on the second Wednesday and commercial applications on the fourth Wednesday of each month at 7:00pm, seconded by Mrs. Masterson. All were in favor.

Official Newspapers

Mr. Guetzlaff made a motion for The Ocean Star and The Asbury Park Press as the official newspapers of the Board, seconded by Mrs. Masterson. All were in favor.

Resolutions

15-23 Block 388 Lot 26- 2101 Middle Ave, LLC-Lot Coverage, Front Yard Setback, Rear Yard Setback, Rear Yard Shed & Driveway

16-23- Block 178 Lot 12- 2407 Spruce Street-Building Coverage & Rear Yard Setback

17-23 Block 143 Lot 22.01- 1206 Polhemus St- Lot Area, Lot Width, Front Yard, Side yard, Building Coverage & Habitable Attic

18-23- Block 259 Lot 12 – 1411 George St- Front Yard Setback Porch

19-23 – Block 285 Lot 4 – 1838 Shore Blvd- Rear Yard Setback

A motion to memorialize the resolutions was made by Mr. Guetzlaff, seconded by Mrs. Masterson.

Roll Call Vote

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

Unfinished Business/ New Business

13-23- Lenny's Colonial Market- 3104-3108 Bridge Avenue- Preliminary & Final Site Plan, Use Variance, and Bulk Variances/Waivers

Mr. Jackson attorney for the applicant.

A-1 Application

A-2 Mr. Savacool's letter

A-3 Power Point twenty-five pages.

Mr. Jackson stated this is a fantastic opportunity to clean up the intersection of Mossbank and Treeneedle . This business employs many high school students. The plan allows for better management of loading and unloading. They are looking to add an apartment since they are eliminating a single-family home and to expand the existing commercial kitchen. The single-family home is being eliminated to create parking. They will also be eliminating the parking along Bridge Avenue. The proposal will be adding approximately 400ft of impervious coverage.

Mr. Jerry Dasti, Borough Attorney, was present with Mr. Frank Pannucci, Borough Administrator. Mr. Pannucci was sworn in. Mr. Pannucci testified he is present on behalf of the Mayor and Council. The Borough is highly in favor of the application. While they are all in favor of public safety. The infamous triangle between Mossbank and Treeneedle will be used to create forty public parking spaces, designated for one hour parking. The traffic pattern will be reconfigured, one way in and one way out.

Mr. Coleman appreciates that Mr. Dasti and Mr. Pannucci came out tonight. They do have the existing capital fund to improve this area.

Daniel Lynch, BLDG, LLC Architect, 617 Union Ave, Board accepts his *credentials*. The applicant is proposing a 40x40 two-story addition. The first floor will expand the existing commercial kitchen. The second floor is a three-bedroom apartment, great room, one and half baths and a kitchen.

Joseph Hanrahan, Professional Engineer, owner Hammer Engineering. The Board accepts his credentials. The property fronts on Bridge Avenue and Treeneedle Road. They are proposing to remove the nine parking stalls from Bridge Avenue, along with adding streetscape to the area. The home on 1308 Treeneedle Rd, will be demolished. This is a significant safety feature, and sidewalks will be added in front of Lenny's. The proposed addition is 1600sq ft, while adding 450sq ft of impervious coverage. There will be an enhancement to the loading area. They will be creating fourteen parking stalls, where thirty-seven are required. The bulks will be subsumed with the use variance. They would be willing to reduce the depth of the trash enclosure, therefore no side yard variance would be needed, while added screening across the rear. They will also be combining lots 1 and 3. Six parking spaces will be assigned to residential use. There will be an underground recharge system.

William Arms and Brandon Arms owners Lenny's Colonial Ranch were sworn in. The loading door is necessary for the bread racks. The apartment staircase access can be moved, extending into the parking lot. The garbage pickup will be Monday, Wednesday, and Fridays. There will be two bike racks, one for employees and one for customers.

Christine Nazzaro Cofone- 125 ½ mile Rd, Professional Planner. Ms. Cofone stated this is an iconic site. The back portion is a single-family home, which will be demolished. The bulk variances will be subsumed with the use variance. The subject property looks at the borough owned property. The site is suitable for this application. Promoting the general welfare of the public, eliminating the parking along Bridge Ave. It is improving from the front and the back; the back is lacking curb appeal. The benefits outweigh the negatives. They advance the special reasons, negative criteria, public good and the zone plan. There are great opportunities to enhance the site. This does not rise to a substantial detriment. This will not negatively impact the neighborhood.

Nancy Kennedy, Brick, NJ was there on behalf of her friends residing at 1305 Mossbank Rd. She asked the Board to give a long pause before bringing this to a vote. The commercial business is creeping into a residential neighborhood.

Brian Keating, 1314 Treeneedle Rd, the encroachment into the residential zone is a problem. There are two separate plans, but they do work together. He loves the idea of the one way in and one way out.

Michael McNamara 1401 Treeneedle Rd, is concerned about losing nine spacing along Bridge Ave, while adding fourteen behind the store, yet six for the tenants, leaving only eight spaces for employees and customers. The town could change their mind about parking along the triangle.

Patti Fallon, 1400 Treeneedle Rd. She is so happy that they are doing something, but she does not know if this is the answer. She is concerned about parking.

Mr. Jackson stated the Borough wants to make a streetscape. The elimination of the parking is very thoughtfully designed. There is extensive landscaping, they will move the staircase for the apartment. Lennys is a vital component of the town, this is a gem, a third-generation business. The applicant agrees to all stipulations of Mr. Savacool's letter.

Caucus

Mrs. Masterson is excited, long overdue. She likes the idea of moving the staircase, they are adding shrubs. She would want the railing across the back to mirror the existing railing.

Mr. Coleman every application is unique this is a hallmark local legacy,

Mr. McConnell agrees. The designers' planners did an excellent job of what they had to work with.

Mr. Frisina recommended that the nook providing four parking spaces is not one hour, but daily parking. This is a substantial improvement to the site.

Ms. Smith is happy to see the parking eliminated on Bridge Ave, it is a safety concern.

Mrs. Schlapfer stunning.

Mr. Guetzlaff, it is excellent. The site is coming into play for the street scape.

Mr. Coleman, uniquely suited for this site. It is in line with the masterplan.

Mr. Zabarsky went over the conditions, change with the residential access of the staircase, doorway closer to the parking lot from the kitchen. The engineer will review, recharge the system, and the parking lights for commercial use will be turned off at 10:00pm, and the applicants professionals will be working with Mr. Savacool to meet the conditions.

Mr. Savacool does not like sensor lights. The relocation of the stairway light at the bottom of the stairway will be sufficient for residential use.

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

Roll Call Vote

Mrs. Schlapfer- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes Mr. Stevenson- Yes
Mr. McConnell- Yes Mr. Frisina- 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
Board Secretary