

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

April 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: Mr. McConnell Mr. Frisina Mr. Coleman
 Ms. Smith Mr. Coppolino
 Mr. Coleman

Members Absent: Mr. Shrewsberry Mrs. Schlapfer Mrs. Masterson
Mr. Guetzlaff Mr. Giordano Mr. Stevenson

Board Attorney: Mr. Zabarsky
Board Engineer: Mr. Savacool

Minutes

02-14-24

03-13-24

A motion to approve was made by Ms. Smith, seconded by Mr. Coppolino

Roll Call Vote

Mr. Coppolino- Yes Mr. McConnell- Yes Ms. Smith- Yes Mr. Coleman- Yes

Resolutions

01-23 – Block 20 Lot 8- 4 Dunham Lane- Impervious Coverage & Side yard setback

02-23 -Block 37 Lot 19- 2104 River Road- Building Coverage

08-24- Block 275.01 Lot 13- 705 Mount Place- Front Yard setback & Fence Height

A motion to memorialize was made by Mr. Coppolino, seconded by Mr. Coleman

Roll Call Vote

Mr. Coppolino- Yes Mr. Coleman- Yes

04-24- Block 306 Lot 115- 1688 East Drive- Building Coverage, Lot Coverage, Side Yard Setbacks, Front Yard Accessory Structure Side Yard

A motion to memorialize was made by Mr. McConnell, seconded by Ms. Smith.

Roll Call Vote

Mr. McConnell- Yes Ms. Smith- Yes Mr. Coleman

Unfinished Business/ New Business

07-24- Block 279 Lot-116.01- 1710 Riviera Court- Building Coverage & Side Yard Setback(7:05-7:22)

The applicant is looking to construct a one-story rear addition. Seeking relief of building coverage 31.52%, where 30% is allowed. An existing side yard setback 3', where 5' is required.

A-1 Application

A-2 Engineering review letter.

The applicant was sworn in. The applicant testified that he constructed his home in 2019-2020. After living in the home, they realized the need for an eat-in kitchen. He is looking to add a first story addition creating a small nook for a kitchen table. The existing deck will be removed. The benefits outweigh the detriments. There will be access to the exterior from the addition and a small landing.

No public questions or comments

A motion to approve the application was made by Mr. Frisina, seconded by Mr. McConnell.

Roll Call Vote

Mr. Coppolino-Yes Mr. McConnell Mr. Frisina Ms. Smith Mr. Coleman

09-24- Block 80 Lot 81- 606 Academy Drive- Side Yard, Rear yard, Pool Equipment Setback, Proposed half story & Height Variance (7:22-8:21)

The applicant is looking to construct a second story addition, covered front porch, create a garage on an existing mother daughter dwelling. Relief is needed for side yard setback 5ft, where 7.5' is required, rear yard setback 15.4', where 25' is required. Setback for pool equipment 1', where 5' is allowed. Proposing 2 ½ stories where 2 stories are allowed. A height variance of 35', where 32' is allowed.

A-1 application

A-2 review letter

A-3 power point

Alexandra Servidio, attorney for the applicant. Ms. Servidio stated this is an existing mother/daughter with four-bedroom L-shaped ranch. There is no dividing wall or lock between the units, just a door.

Mr. Brian Berzinskis, architect Grasso Design Group, was sworn in. Mr. Berzinskis testified the existing floor plan is three bedrooms to the right, one bedroom in the mother daughter. There is a side entrance, only separated by a doorway.

A condition was made that this will always remain a single-family home, they can never wall off creating two separate units.

The first-floor additions are for the garage and front porch. The second story will house four bedrooms, three bathrooms with a walk-up attic for a loft. The existing side yard setback will be aggravated by the second story addition. The home sits on an existing berm, therefore the height variance is needed of 35'. All comments in Mr. Savacool's have been addressed.

The applicant was sworn in. The applicant testified that he purchased the home in 2016. At that time, he had a one-year-old, he has four children now. This is a mother daughter set up, his in-laws stay in that area. Their multi- generational family.

A condition was made that the attic will not be used as a bedroom, no bathroom. The first floor must remain as one unit, not be walled off.

The applicant agreed to all conditions.

Public Questions /Comments

Residents, 609 Marshall Drive expressed their concerns about the application.

A motion to approve was made by Ms. Smith, seconded by Mr. Coppolino

Roll Call Vote

Mr. Coppolino- Yes Mr. McConnell- Yes Mr. Frisina- Yes Ms. Smith Mr. Coleman

10-24 – Block 116 Lot 16- 909 Rue Avenue- Lot Frontage, Lot Width, Front Yard Setback, Side Yard Setbacks, Front Porch setback, Off street parking requirements(8:22-8:33)

The applicant was sworn in. The applicant testified this was a previously approved application. They were waiting for the interest rates to drop and never pulled building permits. In the meantime, the approval expired. It is the same exact plan that was previously approved. They are proposing a second story addition over the existing footprint. They are also offering a great room and a front porch.

A condition was made that the front porch will never be enclosed.

A-1 application

A-2 review letter

The Board had no objections to this previously approved application.

No public questions or comments.

A motion to approve was made by Ms. Smith, seconded by Mr. McConnell

Roll Call Vote

Mr. Coppolino Mr. McConnell Mr. Frisina Ms. Smith
Mr. Coleman

A motion to adjourn the meeting was made by Mr. Giordano, seconded by Mrs. Masterson, all were in favor. The meeting was adjourned at 8:34PM

Respectfully submitted,

Sharon Morgan

Sharon Morgan
Board of Adjustment Secretary