

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

January 22, 2025

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. Coleman Mr. Guetzlaff Mr. Coppolino
Mrs. Schlapfer Mrs. Masterson Mr. McConnell Mr. Smith
Members Absent: Mr. Shrewsberry Mr. Giordano Mr. Frisina Ms. Smith
Board Attorney: Mr. Zabarsky
Board Engineer: Mr. Savacool

Minutes

01/08/2025

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

Roll Call Vote

Mrs. Schlapfer- Yes Mrs. Masterson-Yes Mr. Guetzlaff- Yes Mr. McConnell-Yes
Mr. Smith- Yes Mr. Coleman- Yes

Resolutions

Resolution for the board professionals , appointments, and staff

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

Roll Call Vote

Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mrs. Masterson- Yes
Mr. Guetzlaff- Yes Mr. McConnell-Yes Mr. Smith-Yes Mr. Coleman- Yes

Unfinished/New Business

01-25- Block 178 Lot 10- 2401 Spruce Street- Lot Frontage, lot area and lot width Habitable 2 ½ story

A-1 application

A-2 engineer review letter

The applicant was sworn in. The applicant testified they are currently living in a 500 square foot home, which they plan to demolish. He has lived in Point Pleasant his whole life and would like

to raise his family here. The existing lot is 4000 square feet, which is undersized. The new construction meets all requirements. They have no intentions using as ½ story as living area, it is the attic. The shed and home will be demolished. They are proposing a modest three bedroom, two ½ bath, basement, living room, dining area and kitchen with a walk-up attic. Also, a one car garage, which complies with parking requirements

Mrs. Masterson likes the house.

No public question or comments.

A motion to approve was made by Mrs. Masterson, seconded by Mr. Coppolino.

Roll Call Vote

Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes
Mr. McConnell- Yes Mr. Smith- 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 adjourned at 7:21PM.

Respectfully submitted,

Sharon Morgan
Board Secretary