

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
May 14, 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. Shrewsberry Mr. Giordano Mr. Guetzlaff Mr. Coppolino
Ms. Smith Mrs. Masterson Mr. Smith Mrs. Schlapfer Mr. McConnell
Mr. Coleman

Members Absent: Mr. Frisina

Board Attorney: Mr. Zabarsky

Board Engineer: Mr. Savacool

Approval of Minutes

A motion was made by Mr. Giordano, seconded by Mr. Coppolino, to approve the minutes from the May 14, 2025, meeting. A roll call vote was taken, and the motion passed.

Memorialization of Resolutions

Mr. Coleman read a list of five resolutions for memorialization:

- 1543 Little Hill Road (Block 342, Lot 29)
- 1007 Philadelphia Avenue (Block 122, Lot 14)
- 1703 House Street (Block 277, Lot 8)
- 3710 River Road (Block 7, Lot 43)
- 1849 Shore Boulevard (Block 286, Lot 8)

Motion: Made by Mr. Giordano and seconded by Mr. Coppolino to memorialize the five resolutions as read. A roll call vote was taken, and the motion passed.

New Business: Application 16-24 – 805 -807 - 809 Ocean Road-

Mr. Coleman established ground rules for the public, stating the meeting would conclude around 10:00 PM and that no vote would occur until all who wished to speak had been heard.

Mr. Zabarsky addressed administrative matters, noting the board had a full seven-member attendance, meaning alternate members could participate but not vote. The application requires a majority vote for bulk variances and a supermajority of five affirmative votes for the D5 density variance. Mr. Zabarsky then marked several documents into evidence: the application (A-1), preliminary and final site plan (A-2), architectural plans (A-3, A-4, A-5, A-6, A-7), a report from McDonough Ray (A-8), a letter from Mr. Savacool (A-9), the applicant's PowerPoint presentation (A-10), and a resolution from a prior application for the property (A-11). Mr. Zabarsky read from a court case to outline the legal standard for a D5 density variance, which requires an applicant to demonstrate that the site can accommodate

the problems associated with the proposed increased density and that the project serves the purposes of zoning without a detrimental effect on the neighborhood.

Mr. Jackson, attorney, on behalf of the applicant, presented an overview of the application to construct an 18-unit development, including 14 market-rate units and 4 affordable housing units. The proposed density is 11.8 units per acre where 6 units per acre is permitted. Mr. Jackson stated that providing affordable housing constitutes a "special reason" that promotes the general welfare, which is a legal justification for the requested variance. It was noted that Point Pleasant Borough has a prospective need of 93 affordable housing units. In response to a board question, it was also noted that the borough has met its current affordable housing obligation.

The applicant's architect, Mr. Easse, presented the architectural plans. The design consists of multiple two-unit townhouse structures to avoid a monolithic appearance and soften the visual impact. The buildings are designed to be within the 41-foot height requirement. Materials include composite siding, stacked stone veneer, dimensional fiberglass shingles, and energy-efficient windows. The 14 market-rate units are three stories and include elevators and fourth-story rooftop decks measuring approximately 13 by 25 feet. The four affordable units are two stories and do not have garages or elevators. Mr. Easse stated the exterior finishes would be consistent across all units.

Board members and the public raised numerous questions regarding the architectural plans. Concerns included the lack of a clear plan for garbage and recycling storage, particularly for the affordable units which lack garages. The placement and number of AC condensers were questioned, as plans showed one per unit while testimony indicated two would be required. The location of utility meters was also not specified in the plans. Further concerns were raised about the lack of windows on certain end units, the potential for light pollution, and privacy impacts on adjacent properties from the rooftop decks.

The applicant's engineer, Mr. Burdick, presented the site plan. The layout features a 24-foot-wide central roadway terminating in a cul-de-sac. Each unit has a rear patio, and fences are proposed for the property perimeter and between each unit.

A significant discussion occurred regarding stormwater management. The plan utilizes a recharge system to manage the stormwater. Mr. Giordano expressed major concerns that the design did not meet the Borough or State Standards. The applicants' team stated they would comply with all agency requirements as a condition of any approval.

The Board also raised significant concerns about pedestrian safety, as the applicant is seeking a waiver from the requirement to provide sidewalks within the development. The complete lack of common open space or a designated play area for children was also noted.

Further discussion focused on the adequacy of the cul-de-sac's 40-foot turning radius for emergency vehicles, particularly fire trucks, especially if vehicles are parked in the designated spaces that encroach upon the turning area. It was noted the plan had not yet been reviewed by the Ocean County Fire Marshal. The adequacy of guest parking was also questioned.

Due to the time and the number of outstanding issues, the hearing was paused. The application was carried to the August 13, 2025, meeting.

- The applicant was directed to provide additional information and potential plan revisions to address the following concerns prior to the next hearing:
 - A detailed plan for garbage and recycling storage and concealment for all units.
 - The specific location and screening for all utility meters and the required two AC condensers per unit.
 - Consideration of adding windows to all units.
 - A revised stormwater management design and calculations demonstrating compliance with Borough and State standards.
 - A plan to address pedestrian safety, including the lack of sidewalks.
 - Consideration of providing common open space or a recreational area.
 - Submission of the plan to the Ocean County Fire Marshal to confirm the cul-de-sac design is adequate for emergency vehicle access and maneuverability.
- The applicant's traffic consultant and professional planner are to provide testimony at the continued hearing.

A motion was made by Mr. Giordano, seconded by Mrs. Schlapfer to carry the application to the August 13, 2025, meeting without additional public notice.

The next meeting for this application is scheduled for August 13, 2025, at 7:00 PM.

A motion to adjourn the current meeting was made by Mr. Giordano, seconded by Mr. Shrewsbury. The meeting concluded at 10:06PM

Respectfully submitted,

Sharon Morgan