

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
June 11, 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. Coleman

Members Absent: Mr. Frisina Mr. Shrewsberry Mr. Giordano Mr. McConnell
Mrs. Schlapfer

Board Attorney: Mr. Zabarsky

Board Engineer: Mr. Savacool

Approval of Minutes

A motion was made by Mr. Guetzlaff, seconded by Mr. Coppolino, to approve the minutes from the May 28, 2025, meeting. A roll call vote was taken, and the motion passed.

New Business

10-25: 1103 Hollywood Boulevard(7:02-7:15)

The Board Attorney, Steve Zabarsky, entered several documents into the record as exhibits: the application (A1), the zoning permit denial (A2), a survey map (A3), an overlay showing the proposed addition (A4), architectural plans dated February 27, 2025 (A5), and a letter from the board engineer dated June 9, 2025.

The applicant, Applicant, was sworn in and presented the proposal to revitalize the home by adding an owner's suite and a rear deck. The plan includes moving the main entrance to a new covered porch on the south side for protection from weather and for package deliveries. The existing front door and steps will be removed, with that area becoming a new kitchen and dining space. Applicant stated that all requested variances are for pre-existing conditions and that the new construction is compliant. He identified the hardship for the variance as the narrowness and odd shape of the lot, as well as a telephone pole in the front yard. He confirmed the siding on the house and garage will be updated to match.

In response to questions, Applicant addressed the board engineer's concern about vehicular access to the garage, explaining the garage is used only for storage as a tree stump blocks access. He confirmed two cars can be parked on the property. Regarding the air conditioning system, Applicant stated he hoped to keep the existing unit but would move it to the rear if a new one was needed.

Mr. Coleman opened the hearing for public comment. Resident, a member of the public who stated they live on Rogers Road and are familiar with the area, testified in support of the application, stating it would be a "betterment and not a detriment" to the neighborhood. No other members of the public commented.

Motion: Made by Mrs. Masterson, seconded by Mr. Guetzlaff, to approve the application with the following conditions: the front steps and front door will be removed; the addition

and covered porch will conform to zoning requirements; two on-site parking spaces will be maintained; and the garage will be sided to match the house.

ROLL CALL VOTE

Mr. Coppolino- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes Ms. Smith- Yes
Mr. Smith- Yes Mr. Coleman- Yes

Steve Zabarsky stated that the memorializing resolution will be adopted at the next regular meeting.

11-25: 1219 Brown Street- Adjourned to July 9, 2025 -New notice is required

Mr. Coleman announced that the applicant for 1219 Brown Street requested an adjournment to the July 9, 2025, meeting due to medical reasons. The applicant will re-notice for the new hearing date.

23-24: 922 Arnold Avenue- (7:15-7:46)

The Board Attorney, Steve Zabarsky, noted for the record that with only six board members present, the use variance application would require five affirmative votes for approval. He advised the applicant's attorney, Mr. Jackson, that the applicant had the right to proceed or wait for a full board. A procedural discussion followed regarding whether the board could hear testimony and then adjourn before deliberations to allow a seventh member to participate. Steve Zabarsky advised the board that this was not a proper way to proceed. After discussion, Mr. Jackson requested to carry the application to a future date to ensure more board members would be present.

Motion: Made by Mrs. Masterson, seconded by Mr. Smith, to adjourn the hearing for application to June 25, 2025, without further public notice.

Roll Call Vote

Mr. Coppolino- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes Ms. Smith- Yes
Mr. Smith- Yes Mr. Coleman- Yes

Mr. Coleman announced to the public that the hearing for 922 Arnold Avenue will take place on June 25, 2025, at 7:00 p.m., and that no further notice will be sent.

Adjournment

A motion to adjourn was made by Mrs. Masterson and seconded by Ms. Smith. The meeting concluded at 7:46PM

Respectfully submitted,

Sharon Morgan
Board Secretary