

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
July 23, 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. Coppolino Ms. Smith Mrs. Masterson Mr. Smith
Mr. Coleman Mr. Giordano Mr. Frisina Mr. Guetzlaff
Members Absent: Mr. Shrewsberry Mr. McConnell
Board Attorney: Mr. Zabarsky
Board Engineer: Mr. Savacool

Minutes
06-25-25

A motion was made by Mr. Giordano and seconded by Mrs. Masterson to approve the minutes.

Roll Call Vote

Mr. Coppolino- Yes Mr. Giordano- Yes Mrs. Masterson- Yes Mr. Coleman- Yes

Resolutions

12-25 Block 130 Lot 1- 1102 Gowdy Avenue- Mechanical Side Yard Setback- Approved

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

Roll Call Vote

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

13-25- Block 359 Lot 1-1609 Beaver Dam Road- Use Variance, rear yard setback, side yard setbacks and Impervious Coverage- Approved

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

Roll Call Vote

Mr. Coppolino-Yes Mr. Giordano- Yes Mrs. Masterson- Yes Mr. Smith-Yes
Mr. Cole

23-24- Block 116 Lot 26- 922 Arnold Avenue- Use Variance and bulks for habitable accessory structure- Approved

A motion of memorialization was made by Mr. Giordano, seconded by Mrs. Masterson

Roll Call Vote

Mr. Giordano-Yes Mrs. Masterson- Yes Mr. Smith- Yes Mr. Coleman- Yes

New/ Unfinished Business

15-25- Block 7 Lot 61- 209 Pleasant Place- Lot Frontage & Width- Withdrawn Variance denial revoked- The applicant withdrew the application based on the Zoning Officers revoking the needed variance.

14-25- Block 236 Lot 17- 2232 Foster Road- Building Coverage, Lot/Impervious Coverage, Front Yard setback, side yard setback (7:10-7:42)

Mr. Burns, attorney for the applicant, presented an overview of the proposal. The applicants seek to construct a first and second-story addition to their existing single-family home. The purpose is to provide an aesthetic and functional upgrade to accommodate the needs of their growing family, including their two sons, future daughter-in-law, and future grandchildren. The project includes a new family room, a bedroom, additional bath space, and a new garage to provide off-street parking. Mr. Burns stated a belief that the project's characteristics and goals warrant approval, as the improvements will result in a more livable home that remains in harmony with the neighborhood.

The Board marked several documents into evidence: the application for development (A1), topographic survey (A2), plot plan (A3), architectural plans from PDR architecture dated May 19, 2025 (A4), a letter from Mr. Savacool dated July 15, 2025 (A5), and the applicant's PowerPoint presentation (A6).

Mr. Rugarber, the project architect, was sworn in and testified. The design intends to blend the new construction with the existing home. The proposed addition includes a one-story garage, a small family room, and an additional bedroom above the garage. The addition's height will remain below the existing roof peak and compliant with ordinance. Mr. Rugarber noted that the project will reduce impervious coverage by 0.7% to 54.88%, while building coverage will increase by 0.9%, which is 45 square feet. It was argued that the benefit of adding two off-street parking spaces where none currently exist outweighs this minor increase. The one-foot side yard encroachment was attributed to the existing home's location on the lot, and the affected wall will be fire-rated.

Mr. Hockenbury, the project engineer and planner, was sworn in and testified. The property is a 5,000 square foot lot with existing non-conformities, including accessory setbacks and zero off-street parking spaces. The proposal requires variances for front yard setback (19.7 feet proposed vs. 25 feet required), side yard setback (4 feet proposed vs. 5 feet required), building coverage (30.9% proposed vs. 30% permitted), impervious coverage (54.88% proposed vs. 50% permitted), and driveway setback (4 feet proposed vs. 5 feet required). Mr. Hockenbury explained that the front setback is driven by the interior layout, while the side setback is a result of the existing home's position on the lot. To mitigate impacts, the front portion of the addition is only one story. Drainage improvements are proposed, including a recharge system to collect runoff. Mr. Hockenbury stated the opinion that the application meets the C2 criteria, as the positive benefits of improved aesthetics, enhanced drainage, and the addition of off-street parking substantially outweigh any potential negative impacts.

The Board questioned the professionals on several points. In response to questions, Mr. Rugarber confirmed the garage depth is 18 feet 1 inch, and a window in the front of the existing home will be removed. Mr. Hockenbury addressed questions about the hardship, stating the case fits the C2 criteria and that the existing home's placement is a contributing

factor. Regarding existing non-conforming pool equipment and a generator, Mr. Hockenbury noted that a search for prior permits did not yield a record of a variance for them.

The applicant, was sworn in and testified that the family is moving into the residence full-time.

A resident of Foster Road, spoke in favor of the application, stating that the addition of off-street parking was a benefit to the neighborhood.

The public portion was closed. Mr. Zabarsky stated that any approval would be subject to two conditions: that the attic space remains non-habitable and that stormwater runoff from the property does not drain onto adjacent properties.

Motion: Made by Mr. Giordano, seconded by Mrs. Masterson, to approve Application with the conditions that the attic space remains non-habitable and that plans ensure stormwater runoff does not drain onto any adjacent properties.

Roll Call Vote

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

Adjournment:

The next meeting is scheduled for August 13, 2025. A motion was made by Mr. Giordano and seconded by Mrs. Masterson to adjourn the meeting. All were in favor. The meeting adjourned at 7:45PM.