

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

March 12, 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 Mr. Frisina
 Mrs. Schlapfer Mr. McConnell Mr. Giordano Ms. Smith

Members Absent: Mr. Shrewsberry Mrs. Masterson Mr. Smith

Board Attorney: Mr. Zabarsky

Board Engineer: Mr. Savacool

Minutes

02-26-2025

Roll Call Vote

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

Resolutions

None

Unfinished/New Business

03-25- Block 294 Lot 13- 2125 Barnegat Blvd- Front Yard Setback- Adjourned until April 9, 2025, New notice will be given

22-24 Block 214 Lot 11- 3120 Pocahontas Avenue- two side yard setback (pool equipment and shed location), driveway setback and impervious coverage (7:10-8:00)

The applicant is in violation of the following

- 1. Pool equipment 4.75 feet from the side yard setback, where 5 feet is required.**
- 2. Shed is located 1.5 feet from the side yard, where 2 feet is required.**
- 3. Driveway is .6 feet from the property line, where 5 feet is required.**
- 4. Paver walkway is 1 foot for the property line, where 2 feet is required.**
- 5. Impervious coverage proposed is 56.41%, where 50% is required.**

A-1 application

A-2 Mr. Savacool's engineering review letter

A-3 PowerPoint

Mr. Jackson, attorney for the applicant, stated the applicant is seeking relief for the following variances: two side yard setbacks, pool equipment and shed location, driveway setback, and impervious coverage, as detailed in a denial letter from the zoning officer dated October 28, 2024.

The applicant was sworn in. He testified that he installed a concrete driveway, replacing an existing gravel driveway. He is a pool installer and currently installed a pool, which has a permit. There is also a gazebo on the site that was purchased at Costco. Mr. Morrow also testified he installed two drainage systems, which benefited his property and the neighbors.

Mr. Giordano questioned why the numerous improvements were completed without obtaining required approvals.

The applicant stated he was unaware they were needed. The applicant agreed to move the shed to a conforming location, which eliminated a variance.

Mr. Savacool stated the zoning officers letter stated a variance was needed for 56.41% impervious coverage, where 50% is allowed. The actual number for impervious coverage is 59.93%, where 50% is allowed.

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

Roll Call Vote

Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mr. Giordano-Yes Mr. Guetzlaff - Yes

Mr. Frisina- Yes Mr. McConnell- Yes Mr. Coleman- No

02-25- Block 155 Lot 2- 1232 William Street- Lot area and shed height-(8:01-8:15)

A-1 application

A-2 Mr. Savacool's engineering review letter

A-3 PowerPoint

Mr. Jackson attorney for the applicant stated the applicant is looking to construct a new single-family home and a shed. The following zoning relief is needed lot area and shed height. The shed has an actual height of 10.3 feet, the height is measured from the crown of the road, the calculated height is 13 feet creating the need for the variance.

Mr. William Merunka, professional engineer and professional planner, was sworn in.

Mr. Merunka testified the applicant is looking to demolish the existing home and construct a new single-family home and shed. The lot is undersized 40 x 110. The home will meet all setback requirements. The actual height of the shed is 10.3 feet, since the shed must be measured from the crown of the road the height will be 13 feet. The applicants are requesting a waiver for a gravel driveway, where a paved surface is required. The parking spaces will be 9 feet x 18 feet.

Mr. Jackson concluded this is a simple application with minimal impact. He feels the Board can grant the requested relief.

Roll Call Vote

Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mr. Giordano- Yes Mr. Guetzlaff- Yes

Mr. Frisina- Yes Mr. McConnell- Yes Mr. Coleman- Yes

A motion to adjourn the meeting was made by Mr. Giordano, seconded by Mrs. Schlapfer. All were in favor. The meeting adjourned at 8:16PM

Respectfully submitted,

Sharon Morgan

Board Secretary