

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
September 24, 2025**

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Vice-Chairman Giordano at 7:00PM. Mr. Giordano led the Salute to the Flag. He proceeded to open the meeting in compliance with the "Open Public Meetings Act."

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

Minutes

None

Resolutions

None

Unfinished/New Business

Application 15-25: 915 Borden Avenue, Block 117, Lot 17 (7:05-7:20)

The Board Attorney, Mr. Zabarsky, noted that the applicants were not represented by counsel and required four affirmative votes for approval. The following items were marked into evidence: the application for development with maps and architectural plans (A1); the zoning officer's denial (A2); and a letter from the Board Engineer, Mr. Savacool, dated September 10, 2025 (A3).

The applicants were sworn in.

The Applicant described the property as a two-story, two-bedroom home. The proposal is for a one-story, 526-square-foot addition to the rear of the dwelling to create a great room for their growing family. This would require demolishing an existing wooden deck.

Mr. Giordano clarified that the application was necessary because the property is a pre-existing non-conforming lot regarding frontage and width, which constitutes the hardship, and confirmed that the addition itself creates no new variances.

Discussion turned to impervious coverage. Applicant stated that all pavers on the right side of the house would be removed, along with approximately one foot of pavers on the opposite side to create more soft-scape. To ensure compliance, a condition was established that the final lot coverage must not exceed the 50% maximum, with the applicant agreeing to remove pavers as needed to meet this requirement.

The applicants then requested consideration for an optional full basement under the addition instead of a crawlspace, a suggestion made by their contractor for cost-effectiveness. Applicant stated it would be for storage, not habitable space, and would require four more courses of block to achieve a seven-foot ceiling. It was clarified that the main house already has a basement.

The board concluded this was not an issue. A condition was added that the applicants have the option to build the basement, but if they proceed, they must amend the plans for approval by the board engineer.

Public questions/comments

None

Mrs. Masterson made a motion, seconded by Mr. Guetzlaff, to approve the application with the above stated conditions.

Roll Call Vote

Mrs. Schlapfer-Yes Mr. Coppolino- Yes Mr. Giordano- Yes Mrs. Masterson- Yes
Mr. Guetzlaff- Yes Mr. McConnell- Yes Ms. Smith- Yes

Application 16-25: 1618 Blue Heron Court, Block 363, Lot 24 (7:20-7:30)

Mr. Giordano recused himself from the application.

Mr. Zabarsky informed the applicant that six members were present and four affirmative votes were needed for approval. The applicant agreed to proceed. The following were marked into evidence: the application for development with plans (A1); the board engineer's letter dated September 10, 2025 (A2); and the zoning denial from Ms. Malvasio dated August 22, 2025 (A3)

Mr. Zabarsky summarized that the application requires variances for pre-existing, non-conforming front and left side yard setbacks. The applicant had raised the existing one-story house by a half-story to comply with the design flood elevation (BFE), which extended the non-conformities vertically.

The Applicant was sworn in and explained that the house was lifted after renovation costs exceeded the 50% rule, necessitating compliance with flood regulations. The project is already in progress. The primary purpose of the application is to make the attic space habitable. This involves adding an interior staircase to replace the existing drop-down access, which triggered the need for board approval on the non-conforming lot. He stated the habitable space would be used as an office and that the interior stairs are also needed to provide easy and safe access for servicing the air conditioning units and generator located on the rooftop. He confirmed the building's footprint was not altered and that the rooftop mechanicals comply with setback requirements.

To be safe, Mr. Zabarsky suggested the board grant a variance for a habitable attic as shown on the plans.

A board member suggested that the flood elevation numbers should be included on the survey for future reference.

Public questions/comments

None

A motion was made by Mr. Guetzlaff, seconded by Ms. Smith, to approve the plans, including the variance for a habitable attic.

Roll Call Vote

Mrs. Schlapfer-Yes Mr. Coppolino- Yes Mr. Giordano- Yes Mrs. Masterson- Yes
Mr. Guetzlaff- Yes Mr. McConnell- Yes Ms. Smith- Yes

A motion to adjourn was made, seconded, and approved. The meeting was adjourned at 7:32 PM.

Respectfully submitted,

Sharon Morgan

Board Secretary