

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
October 8, 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. McConnell Mr. Guetzlaff Mr. Smith Mr. Coleman
Members Absent: Mr. Shrewsberry Mrs. Schlapfer Mr. Frisina Mr. Giordano
Board Attorney: Mr. Zabarsky
Board Engineer: Mr. Savacool

Moment of Silence: Mr. Coleman requested a moment of silence to honor the service of Jerry Dasti, Borough Attorney. Mr. Dasti’s many years of service to the town, his professionalism, and his representation of the municipality's interests.

Minutes

09-24-2025

A motion to approve was made by Mr. Guetzlaff, seconded by Mr. McConnell

Roll Call Vote

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

Resolutions

15-25- 915 Borden Avenue, Block 117 Lot 17- Approved

16-25- 1618 Blue Heron Court, Block 363 Lot 24- Approved

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

Roll Call Vote

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

Unfinished/New Business

17-25- Block 112 Lot 6- 1119 Sampson Road- Lot Frontage, Lot width, Side yard setbacks, rear yard (7:05-7:34)

Jilian McClear, attorney for the applicant, presented the case on behalf the applicants, who seek to elevate their existing home, construct an addition, reconstruct the deck and stairs, and install an in-ground pool. The applicants purchased the property in February 2025 and intend to make it their

permanent residence for their family. The professional engineer and planner for the application, James Henry, was introduced to provide testimony.

Mr. Henry provided a procedural history, explaining that the applicants initially intended to elevate the home under the Sandy Statute. However, the decision to add a second story over the garage constituted an expansion, which necessitated seeking variance approval. The proposal primarily involves raising the building to comply with DEP standards and adding one bedroom over the existing garage. The property is an irregularly shaped, oversized lot in the R1-A zone. Proposed improvements include removing a non-conforming shed in the front yard, modifying the long paver driveway to improve setback conformance, and adding two garage spaces underneath the elevated home. Building coverage will be reduced by approximately 1%. Lot coverage will be reduced from 68.3% to 51.7%, which is an improvement but still requires a variance as the ordinance allows for 50%.

Regarding flood zone compliance, Mr. Henry stated the property is on the border of flood elevations 10 and 11, and the more conservative elevation of 11 was used. With a required three-foot freeboard, the design flood elevation is 14 feet. The proposed first-floor elevation is 16.5 feet. The structure will be built to V-zone construction standards, including breakaway walls. The final building height will be 28 feet, which is below the 35-foot maximum allowed by ordinance. The new second story will not exceed the height of the current second floor. The proposed pool is fully compliant and does not require any variances. Architecturally, the home will be upgraded with new siding and shingles. The applicant is willing to add a stone facade on the street-facing side and is open to wrapping the stone around all four sides. The number of bedrooms will increase from four to five.

In planning testimony, Mr. Henry stated that the variances could be granted under the C-1 hardship criteria, as most of the non-conformities are preexisting. Under the C-2 criteria, the project advances municipal goals by providing a significant aesthetic upgrade, protecting the property from flooding, and increasing open space by reducing lot coverage. Mr. Henry opined that the project would not cause substantial detriment to the public good, as the variances are for conditions that largely exist today and are being improved. He further stated there would be no impairment to the zoning plan, given the unique shape and circumstances of the lot. The finished home will be in keeping with the character of the neighborhood.

The public comment portion of the application was open and closed with no members of the public speaking.

In a closing statement, Ms. McClear, reiterated that the application represents a significant improvement that makes the home safe from flooding. It was submitted that the minor technical deviations are outweighed by the public good achieved through the mandated elevation for flood resilience.

A motion to approve was made by Mr. Smith, seconded by Mrs. Masterson. The applicant is required to demolish the existing shed in the front non-conforming area as a condition of approval.

Roll Call Vote

Mr. Coppolino- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes Mr. McConnell- Yes

Ms. Smith -Yes Mr. Smith- Yes Mr. Coelman- Yes

18-25 -Block 198, Lot -1015 Barton Avenue- Lot Coverage (7:35-7:45) The applicants were sworn in and presented an application for a lot coverage variance to install a new driveway. The proposal is to replace an existing gravel area with concrete pavers to create a formal, two-car side-by-side driveway on the Willow Avenue side of their corner property. The applicants stated the area has functioned as a driveway since before they purchased the home in 2017, and they wish to improve it for safety.

The installation of the pavers will increase the lot coverage to 52%, where 50% is the maximum permitted. The curb cut for the driveway already exists. The applicants testified that this is the only feasible location for off-street parking on the property due to the narrowness of the side and front yards.

It was noted that replacing the existing gravel with pavers is considered an improvement, as new gravel driveways are no longer permitted by the borough. The project also provides two compliant off-street parking spaces, which meets RSI standards and is a benefit.

The applicants confirmed that a shed on the property has been moved to a location that is two feet off the fence line and complies with zoning regulations, not requiring a variance.

The public comment portion of the application was open and closed with no members of the public speaking.

Following a brief discussion, the board moved to a vote.

A motion to approve was made by Mrs. Masterson, seconded by Mr. McConnell with a condition that the shed location complies with zoning regulations and does not require a variance.

Roll Call Vote

Mr. Coppolino- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes Mr. McConnell- Yes

Ms. Smith- Yes Mr. Smith- Yes Mr. Coleman- Yes

Adjournment A motion was made and passed to adjourn the meeting. The meeting concluded at 7:45PM

The next meeting is scheduled for October 22, 2025.

Respectfully Submitted,

Sharon Morgan
Board Secretary