

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
November 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. Coppolino Mr. Giordano Ms. Smith Mrs. Masterson
Mr. Guetzlaff Mr. Smith Mr. Coleman

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

Board Attorney: Mr. Stieber

Board Engineer: Mr. Savacool

Minutes:

10-22-2025

A motion was made by Mr. Smith, seconded by Mrs. Masterson to approve the minutes.

Roll Call Vote

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

19-25- Block 160 Lot 10- 1228 Johnson Ave- Building, lot and impervious coverage, Front and side yard setbacks, lot area, and width (7:05-7:11)

The application sought variances for building lot and impervious coverage, front and side yard setbacks, and lot area and width.

The applicant was sworn in. The applicant explained that the proposed project is to change the front porch roof from a shed style to a gable roof. She stated her understanding that the variances are required due to the property's pre-existing non-conforming conditions, including its odd shape and undersized 4,300 square foot lot, rather than the proposed roof alteration itself. The project is primarily for cosmetic purposes and to replace the original 100-year-old porch, which is in poor condition and lacks insulation. The building's footprint and setbacks will not be changed.

The application was marked as exhibit A1, the engineer's letter as A2, and supplemental handouts from the applicant as A3. The handouts included an updated site plan that identified the northern direction and confirmed no change in setback. The applicant noted that the new siding and materials would be modern but simple and appropriate for the neighborhood. She confirmed the project would not negatively impact air, light, or open space for neighboring properties.

Public: No comments or questions

A motion to approve was made by Mrs. Masterson, seconded by Mr. Smith.

Roll Call Vote

Mr. Coppolino – Yes Mr. Giordano- Yes Mr. Guetzlaff- Yes Ms. Smith- Yes Mr. Smith- Yes Mr. Coleman- Yes

20-25- Block 300 Lot 1- 2100 Middle Ave- Lot and impervious coverage, Front, side and rear yard setbacks and off-street parking – (7:12-7:55)

The applicant requested variances for lot and impervious coverage, front, side, and rear yard setbacks, and off-street parking. Mr. Jackson introduced the project. The application was marked as exhibit A1, the engineer's letter as A2, and a presentation handout as A3.

The applicant's architect, Mr. Rugarber, and engineer/planner, Mr. Schlattman, were sworn in.

Mr. Rugarber presented the project, which involves a second-floor addition above the existing garage to accommodate a new bedroom and a family room. This will increase the home from seven to eight bedrooms. The project also includes a new covered patio with a gas fireplace in the rear. Mr. Rugarber stated the addition is designed for the owner's growing family and will not be a separate rental unit. The materials and colors will match the existing home. The variances are necessary because the existing garage, and therefore the proposed addition above it, encroaches on the front and rear setback lines due to the lot's unique geometry. The covered patio in the rear conforms to all setbacks.

Mr. Schlattman discussed the site plan, confirming the setback encroachments are due to the property's unique shape. The primary issue discussed was parking. Per DCA guidance, an eight-bedroom home requires four parking spaces. The plan provides four spaces; however, two of these spaces are located within the public right-of-way. Mr. Savacool, the board's engineer, confirmed that while these two spaces do not technically count per RSIS standards, from a practical standpoint they function as parking spaces. Board members expressed concern about parking density and potential overflow onto the street, but it was noted that the plan provides four functional spaces.

Mr. Jackson state that relief was warranted under C1 criteria due to the hardship created by the unique lot shape and under C2 criteria as the project represents an aesthetic upgrade with no substantial detriment to the public good or zoning plan.

Public: No comments or questions

A motion to approve the application was made by Mr. Giordano, seconded by Mr. Smith.

Roll Call Vote

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

A motion was made and passed to adjourn the meeting. All were in favor. The meeting concluded at 7:56

Respectfully submitted,

Sharon Morgan
Board Secretary