

**BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
December 10, 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 Mr. Guetzlaff
Mr. Shrewsberry Mr. Coleman
Members Absent: Mrs. Schlapfer Mr. Frisina Mrs. Masterson
 Mr. McConnell Mr. Smith Mr. Giordano
Board Attorney: Mr. Zabarsky
Board Engineer: Mr. Savacool, not present

Minutes:

11-12-2025

A motion was made by Mr. Coppolino, seconded by Mr. Guetzlaff to approve the minutes.

Roll Call Vote

Mr. Coppolino- Yes Mr. Guetzlaff- Yes Ms. 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- Approved

20-25- Block 300 Lot 1- 2100 Middle Ave- Lot and impervious coverage, Front, side and rear yard setbacks and off-street parking- Approved

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

Roll Call Vote

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

New/Unfinished Business:

16-24 Block 128 Lot 46- 805-807-809 Ocean Road- Use Variance Density, bulk variances, subdivision & preliminary and final site plan- request for adjournment

Mr. Coleman read into the record a letter from the applicant's counsel, dated December 10, 2025, requesting an adjournment of the hearing. The letter cited a pending matter related to the Fair Housing Act (formerly COAH) as the reason for the request and proposed carrying the hearing to a March 2026 date without the need for further notice.

Mr. Coleman further stated that while the board would consider the adjournment, it would not abide by the request to waive further public notification.

Mr. Zabarsky clarified that the Board's 2026 meeting schedule has not yet been published and will be determined at the reorganization meeting on January 14, 2026. Therefore, a specific date in March is not yet available. Mr. Zabarsky affirmed that the applicant would be required to provide all formal notice as stipulated by the Municipal Land Use Law for the rescheduled hearing. Mr. Zabarsky confirmed this includes obtaining a new certified tax list and sending certified mailings to all property owners within a 200-foot radius.

A motion was made to adjourn the meeting; new notice will be required, by Mr. Shrewsberry, seconded by Ms. Smith.

Roll Call Vote

Mr. Shrewsberry- Yes
Ms. Smith- Yes

Mr. Coppolino- Yes
Mr. Coleman- Yes

Mr. Guetzlaff- Yes

The next meeting will be the reorganization meeting scheduled for January 14, 2026.

A motion to adjourn was made Mr. Coppolino, seconded by Mr. Shrewsberry. All were in favor. The meeting was adjourned at 7:07

Respectfully submitted,

Sharon Morgan

Sharon Morgan