

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

**January 14, 2026**

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 Ms. Smith  
Mrs. Masterson Mr. Smith Mr. Ippolito  
**Members Absent:** Mr. Shrewsberry Mrs. Schlapfer Mr. McConnell Mr. Corso  
**Board Attorney:** Mr. Zabarsky  
**Board Engineer:** Mr. Savacool

Mr. Coleman welcomed new alternate member, Mr. Ippolito, and noted that another new alternate member, Mr. Corso, was not in attendance. He also announced that Ms. Smith has been appointed as a full regular member and Mr. Smith has been designated as alternate number one.

The Board proceeded with its annual reorganization.

**Motion:** Made by Mr. Guetzlaff, seconded by Mrs. Masterson, to **nominate Mr. Coleman for the position of Chairman**. There being no other nominations, the motion passed by a voice vote of the members present. Mr. Coleman thanked the Board and stated he looks forward to serving in the year ahead.

**Motion:** Made by Mr. Smith, seconded by Ms. Smith, to **nominate Mrs. Masterson for the position of Vice Chair**. There being no other nominations, the motion passed by a voice vote of the members present. Mrs. Masterson thanked the Board.

**Motion:** Made by Mrs. Masterson, seconded by Mr. Guetzlaff, to **nominate Sharon Morgan for the position of Secretary**. There being no other nominations, the motion passed by a voice vote of the members present. Ms. Morgan thanked the Board.

**Motion:** Made by Mr. Guetzlaff, seconded by Mrs. Masterson to **nominate Steven Zabarsky and his firm as Board Attorney**. There being no other nominations, the motion passed by a voice vote of the members present. Counsel Mr. Zabarsky thanked the Board for the reappointment.

**Motion:** Made by Ms. Smith, seconded by Mr. Guetzlaff, to **nominate Raymond Savacool and T&M Associates as Board Engineer**. There being no other nominations, the motion passed by a voice vote of the members present. Mr. Savacool thanked the Board, noting this was his thirteenth year of service with the Board.

**Motion:** A motion was made and seconded to **approve the 2026 meeting schedule, designate The Ocean Star and the Asbury Park Press as the official newspapers for public notices continuing with meetings on the second and fourth Wednesday of each month**, with exceptions in November and December. The motion passed by a voice vote of the members present.

## **Approval of Minutes of December 10, 2025**

**Motion:** Made by Ms. Smith, seconded by Mr. Guetzlaff, to **amend the agenda to include the approval of the minutes from the December 10, 2025, meeting.** The motion passed by a voice vote of the members present.

Mr. Zabarsky stated that a separate vote was required for approval of the minutes.

**Motion:** Made by Mr. Coppolino, seconded by Mrs. Masterson, to **approve the minutes of the December 10, 2025, meeting.** The motion passed by a voice vote of the eligible members.

## **New Business: Application 01-26, 916 Ellison Avenue- Side yard setback, lot frontage & lot width**

The applicant was sworn in.

Mr. Zabarsky marked the application packet as Exhibit A-1 and the engineer's report from T&M Associates, dated January 9, 2026, as Exhibit A-2.

The applicant explained that he and his wife purchased the home in August 2025 and are seeking to enclose an existing carport to create a functional garage and an adjacent pantry off the kitchen. He stated the primary reasons are to gain storage space and improve the home's aesthetics. The project involves no change to the building's footprint. The proposed garage would still provide sufficient space for one car, measuring approximately 12 by 28 feet, with the pantry taking up a portion of that area. A new fire-rated door will provide access from the pantry into the house.

Mr. Savacool clarified the variance requirements. The property is an undersized lot with a 50-foot width where 75 feet is required, creating pre-existing non-conformities for lot width and frontage. The existing home has a 5-foot side yard setback on one side. The carport has a 2.2-foot setback. By enclosing the carport, the applicant is aggravating this non-conformity, which requires a variance. This is the only new variance being requested.

The applicant confirmed that the roofline will remain unchanged and that he has spoken to his neighbors and does not anticipate any negative impact on air, light, or open space. When asked by counsel, he stated that it is not possible to move the garage to a conforming location on the property.

The public comment portion was opened and closed with no members of the public wishing to speak.

Mr. Zabarsky briefly recalled the applicant to state for the record that he and his wife, Allison Stevens, are the co-owners of the property.

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

## **Roll Call Vote**

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

A motion to adjourn was made by Mrs. Masterson and seconded by Mr. Coppolino. All were in favor. The meeting was adjourned at 7:35PM.

Kind regards,

Sharon Morgan  
Board Secretary