

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

March 25, 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. McConnell
Members Absent: Mr. Shrewsberry Mrs. Schlapfer Mr. Ippolito Mr. Corso
Board Attorney: Mr. Zabarsky
Board Engineer: Mr. Savacool

Resolutions

AMENDED 03-26- Block 24 Lot 4- 406 River Ave- Building Coverage, Lot & Impervious Coverage, Front Yard setback dwelling & Porch, & side yard mechanicals & pavers- Approved

A motion to memorialize the resolution was made by Mr. Coppolino, seconded by Mrs. Masterson.

Roll Call Vote

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

Unfinished Business/ New Business

08-26- 2103-2109 Veterans Memorial Drive- Use Variance (7:05- 8:10)

Ms. Servidio, counsel for the applicant, introduced the application for a use variance to permit a specialized fitness center, Busacca Fitness, at 2103-2109 Veterans Memorial Driveway.

Exhibits were marked, including the application (A1), the board engineer's review letter (A2), and the applicant's PowerPoint presentation (A3).

The owner of Busacca Fitness, testified regarding the business operations. The facility provides group classes and one-on-one training by appointment for individuals with Parkinson's disease and other neurological conditions. The business plans to relocate its entire operation from its current location on Bridge Avenue to this new site. The proposed operating hours are Monday through Friday from 8:00 AM to 6:00 PM, with group classes ending at 3:00 PM, followed by one-on-one sessions. On Saturdays, classes run from 8:00 AM to 11:30 AM. The facility is closed on Sundays. Maximum class size is ten participants, with three employees present. Approximately four to five clients per class arrive via the Ocean Ride shuttle service, while others drive themselves. One-on-one sessions involve two clients and two employees. No exterior renovations are proposed, and interior work will be cosmetic.

The owner of the property, testified regarding the overall site operations. The property contains multiple uses, including a one-bedroom apartment, a crane company's office and storage warehouse, a maintenance building, a two-family residential home, and the subject building which also houses a dance studio. The site has a one-way traffic circulation pattern to manage flow. He noted that the crane company operates from approximately 6:00 AM to 3:00 PM, and the dance studio begins its classes around 4:30 PM or 5:00 PM, which minimizes overlap with the proposed fitness center's peak hours. He affirmed that there is sufficient parking and that traffic congestion has not been an issue, even during the dance studio's drop-off and pick-up times. The space proposed for the fitness center is currently vacant.

The applicant's professional Planner and Engineer, Mr. Schlattmann, was sworn in. He testified that the use is well-suited for the site. He noted that the offsetting hours of the various businesses prevent conflicts. He testified that the current counter-clockwise circulation around the two-story building ensures vehicles do not conflict when entering and exiting the site. Regarding parking for the applicant, the three spaces in front of the proposed unit could be re-striped to create two handicap-accessible stalls with a shared landing area and one regular stall, which would be the best location for clients with mobility challenges. He concluded that the use provides a significant benefit to the community and that these benefits outweigh any potential detriments.

The board discussed the conditions for approval. A primary concern was ensuring adequate and properly designated parking for the facility's clientele. The board and applicant agreed to a condition requiring the three dedicated spaces in front of the business to be re-striped to include two handicap-accessible spaces and one regular space, with signage designating them for the fitness center's use only. The applicant also agreed to a condition prohibiting any outdoor business activities and to update the business website to reflect the correct 8:00 AM start time. The board clarified that the approval is for the specific use as described—a specialized fitness center for individuals with neurological conditions—and not for a general-purpose gym.

The Chairman opened the meeting for public comment. Seeing no members of the public wishing to speak, the public portion was closed.

A motion to approve the use variance application with the conditions discussed was made by Mrs. Masterson, seconded by Mr. Smith.

Conditions

- Re-stripe the three dedicated parking **spaces** in front of the unit to create two (2) handicap-accessible spaces and one (1) regular space, with appropriate landing areas and signage.
- Install signage clearly designating the three re-striped spaces for "Busacca Fitness Only" parking.
- Ensure all business activities are conducted indoors, with no outdoor training or use permitted.
- Adhere to the specified operating hours: Monday-Friday, 8:00 AM to 6:00 PM (group classes until 3:00 PM); and Saturday, 8:00 AM to 11:30 AM.
- Update the business website to reflect the correct 8:00 AM start time.

- The use variance is strictly limited to a specialized fitness facility providing services primarily for individuals with Parkinson's disease and other related neurological conditions. Any change from this specific use will require a new application to the board.

Roll Call Vote

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

 Mr. Smith- Yes Mr. McConnell- Yes Mr. Coleman- Yes

Adjournment

A motion to adjourn was made by Mrs. Masterson and seconded by Mr. Coppolino. All were in favor. The meeting was adjourned at 8:10PM.

Respectfully submitted,

Sharon Morgan
Board Secretary