

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

June 10, 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. Shrewsberry Mr. Guetzlaff Mr. Coppolino
Mrs. Schlapfer Mr. Ippolito Mr. Smith Mr. McConnell (arrived 7:40)
Ms. Smith Mrs. Masterson Mr. McConnell

Members Absent: Mr. Shrewsberry Mrs. Masterson Mr. Corso Mr. Ippolito

Board Attorney: Mr. Zabarsky

Board Engineer: Mr. Savacool

Resolutions for Memorialization

The resolution for Amended 05-26, Block 126, Lot 26 at 1110 Rue Avenue regarding a side yard setback for a porch, mechanicals, and shed, and a rear yard setback for a shed, was reviewed for memorialization.

Motion: Made by Ms. Smith, seconded by Mr. Guetzlaff, to memorialize the resolution.

Vote: Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff(Yes), Mr. Coleman (Yes). The motion passed.

Application 12-26, Block 159, Lot 10 at 1231 John Street (7:10-7:25)

John Jackson, Esq., and Pietro Rosado, Architect, presented the application for variances related to impervious coverage, lot coverage, lot area, lot width, front yard setback, and side yard setback. The proposal includes the demolition and reconstruction of the front porch, the addition of an exterior walkout basement masonry stair on the right side of the dwelling and raising the rear roof to match the existing roof height.

- The stairs are proposed to access the basement, which impacts the side yard setback.
- The applicant agreed to add leaders, gutters, and splash guards to the plans to manage stormwater runoff onto the yard.
- No public comment was recorded.

Motion: Made by Ms. Smith, seconded by Mrs. Schlapfer, to approve the application with the condition that leaders and gutters be added to the plans.

Vote: Mrs. Schlapfer (Yes), Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. Coleman (Yes). The motion passed.

Application 19-26, Block 110, Lot 5 at 812 Bradley Road (7:25-7:33)

John Jackson, Esq., and Joseph Andersais, Builder, presented the application regarding a front yard setback. This item was taken out of order. The applicant proposed raising the front porch roof height to comply with building codes and accommodate a standard front door.

- The footprint of the house will not be increased.
- The front yard setback is currently non-conforming; increasing the volume within this setback requires a variance.
- No public comment was recorded.

Motion: Made by Mr. Smith, seconded by Mr. Guetzlaff, to approve the application.

Vote: Ms. Schlapfer (Yes), Mr. Coppolino(Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. Coleman (Yes). The motion passed.

Application 18-26, Block 363, Lot 105 at 1617 Osprey Court (7:35-8:35)

John Jackson, Esq., Brian Brzinski, Architect, John Lord, Engineer, and property owners presented the application for an elevated deck, requiring relief for side yard, rear yard, lot width, and size of deck.

- The applicant proposed a 15x30 foot elevated deck on the lagoon side to provide a sheltered area for grilling, citing high winds on the existing deck.
- The property features a unique configuration regarding its front, side, and rear yard determinations based on water frontage.
- The Board discussed concerns regarding the size of the proposed deck and the required rear yard setback variance.
- The applicant consented to reduce the proposed deck size to 10x20 feet. This modification eliminates the need for a rear setback variance, leaving only the variance requirement for total deck square footage.
- No public comment was recorded.

Motion: Made by Mrs. Schlapfer, seconded by Mr. Coppolino to approve the application with the condition that the proposed deck be reduced to 10x20 feet, thereby eliminating the rear setback variance.

Vote: Mrs. Schlapfer (Yes), Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. McConnell (Yes), Mr. Coleman (Yes). The motion passed.

Application 13-26, Block 9, Lots 2 and 2.01 at 112 Meadow Point Road (8:35-9:30)

Michael York, Esq., and Brian Murphy, Engineer, presented the application for building coverage, lot coverage, lot frontage, lot width, and a habitable half story to construct a new seven-bedroom home.

- The half-story space will be restricted to 482 square feet to remain classified as a half story rather than a third story.
- During public comment, Resident 114 Meadow Point Road and Residents 103 Hardenberg Road raised concerns regarding the bulk, massing, height, setbacks, and impact on privacy. Resident 98 Meadow Point Road spoke in support of the application.
- The Board discussed the public comments and the mass and bulk of the proposed structure.
- The applicant offered to revise the plans to address the concerns regarding massing and setbacks.

Motion: Made by Ms. Smith, seconded by Mr. Smith, to adjourn the hearing to September 9th, requiring the applicant to provide formal notice and submit revised plans at least ten

days prior.

Vote: Mrs. Schlapfer (Yes), Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. McConnell (Yes), Mr. Coleman (Yes). The motion passed.

Application 14-26, Block 257, Lot 9 at 1403 Patton Street (9:31-9:37)

The applicant presented the application for a front yard setback and habitable half story to expand an existing one-story home to a two-and-a-half-story home.

- The existing front yard setback is non-conforming by 3 5/8 inches, which triggers the variance requirement for the proposed half story.
- The proposed half story will be utilized for storage.
- No public comment was recorded.

Motion: Made by Ms. Smith, seconded by Mrs. Schlapfer, to approve the application.

Vote: Mrs. Schlapfer (Yes), Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. McConnell (Yes), Mr. Coleman (Yes). The motion passed.

Application 15-26, Block 143, Lot 7 at 1221 Bay Avenue (9:37-9:43)

The applicant presented the application for a front yard setback to replace an existing deteriorating front porch.

- The existing porch encroaches on the front yard setback. The footprint will not change; the project is limited to replacing deteriorated materials.
- A rear shed on the property was discussed and noted as compliant.
- No public comment was recorded.

Motion: Made by Ms. Smith, seconded by Mrs. Schlapfer, to approve the application.

Vote: Mrs. Schlapfer (Yes), Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. McConnell (Yes), Mr. Coleman (Yes). The motion passed.

Application for 506 Riverwood Avenue

The application for 506 Riverwood Avenue was discussed regarding scheduling due to the late hour.

Motion: Made by Mr. Guetzlaff, seconded by Mr. Smith, to adjourn the matter to June 24th without the need for additional formal notice.

Vote: Mrs. Schlapfer (Yes), Mr. Coppolino (Yes), Ms. Smith (Yes), Mr. Guetzlaff (Yes), Mr. Smith (Yes), Mr. McConnell (Yes), Mr. Coleman (Yes). The motion passed.

Adjournment

A motion to adjourn was made by Mr. Smith, seconded by Mrs. Schlapfer. The motion passed by voice vote. The meeting was adjourned at 9:47PM

The next meeting date is June 24, 2026.

Respectfully submitted,

Sharon Morgan

Board of Adjustment Secretary