BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
June 24, 2026

The regular meeting of the Point Pleasant Zoning Board of Adjustment was called to Order by Chairman Coleman at 7:00 P.M. Mr. Coleman led the Salute to the Flag. He proceeded to open the meeting in compliance with the "Open Public Meetings Act".

<u>Roll Call Vote</u>

Members Present: Mr. Shrewsberry Mrs. Schlapfer Mr. Coppolino
Ms. Smith Mrs. Masterson Mr. McConnell
Mr. Coleman

Members Absent: Mr. Guetzlaff Mr. Smith

Attorney: Mr. Zabarsky

Engineer: Mr. Savacool

Approval of Minutes and Resolutions

The minutes from the May 27, 2026 meeting were reviewed.

Motion: Made by Mrs. Masterson, seconded by Ms. Smith, to approve the May 27, 2026 minutes as presented.

The motion passed with Yes votes from Mr. Shrewsberry, Mr. Coppolino, Ms. Smith, Mrs. Masterson, Mr. McConnell, and Mr. Coleman.

The minutes from the June 10, 2026 meeting were reviewed.

Motion: Made by Ms. Smith, seconded by Mr. McConnell, to approve the June 10, 2026 minutes as presented.

The motion passed with Yes votes from Ms. Schlapfler, Mr. Coppolino, Ms. Smith, Mr. McConnell, and Mr. Coleman.

The Board reviewed resolutions for memorialization regarding 12-26 Block 159 Lot 10 (1231 John Street) and 19-26 Block 110, Lot 5 (812 Bradley Road).

Motion: Made by Ms. Smith, seconded by Mrs. Schlapfer to memorialize the resolutions.

The motion passed with Yes votes from Ms. Schlapfler, Mr. Coppolino, Ms. Smith, and Mr. Coleman.

The Board reviewed resolutions for memorialization regarding 18-26 Block 363, Lot 105 (1617 Osprey Court); 14-26 Block 257, Lot 9 (1403 Patton Street); and 15-26 Block 143, Lot 7 (1221 Bay Avenue).

Motion: Made by Ms. Smith seconded by Mr. McConnell to memorialize the resolutions.
The motion passed with Yes votes from Mrs. Schlapfler, Mr. Coppolino, Ms. Smith, Mr. McConnell, and Mr. Coleman.

1726 Block 55, Lot 26 at 506 Riverwood Avenue (7:20-7:40PM)

The applicants presented an application for a D-2 use variance to expand a pre-existing non-conforming two-family home in a single-family zone. Architect Brian Collis presented the plans to convert a small first-floor bedroom into a half-bathroom and walk-through area, and to construct a new master bedroom addition to the rear of the first floor. Exhibits marked included A-1 (Application and previous resolution), A-2 (Board Engineer's letter), and A-3 (Google Maps aerial photo). Public comment was opened, and Daniel Hagen (508 Riverwood) spoke in support of the application, noting no issues with street parking.

The expansion will not increase the total number of bedrooms; the property will retain two bedrooms on the first floor and two bedrooms on the second floor. The exterior design and materials will match the existing home. The property accommodates four parking spaces (two on-street and two off-street), which satisfies requirements based on the Board's review.

Motion: Made by Mrs. Schlapfer, seconded by Mrs. Masterson, to approve the application with the conditions that the property retain a maximum of two bedrooms on the first floor and two bedrooms on the second floor, and that two on-street and two off-street parking spaces are maintained.
The motion passed with Yes votes from Mr. Shrewsberry, Ms. Schlapfer, Mr. Coppolino, Mrs. Masterson, Ms. Smith, Mr. McConnell, and Mr. Coleman.

1626A Block 123, Lots 13 and 14 at 1025 and 1027 Ocean Road(7:41-10:00PM)

The applicant (Clean Cut Lawn Care), represented by attorney Mr. Jackson and engineer Robert Burdik, presented an amended application for a D-1 use variance and site plan approval. The applicant, currently operating a landscaping business on Lot 14, is a contract purchaser for the adjacent Lot 13 and proposes to consolidate the lots to expand equipment storage, employee parking, and site circulation. Exhibits marked included A-1 (Amended application), A-2 (Engineer's letter), and A-3 (PowerPoint presentation).

The Board raised several operational and site plan concerns, primarily focused on the applicant's request to conduct nighttime snow plowing operations, which were not outlined in the prior resolution or the current application. The Board additionally requested revisions to the site plan to address paving coverage, overgrown shrubs obstructing the site triangle, lighting at the entrance and exit, organized parking layouts, and garbage collection placement.

Public comment was opened. Vivian Adams, Elizabeth Pittius, Linda Burdge, and David M. Russin Jr. provided testimony. Comments were generally supportive of the business and the proposed improvement to vehicle circulation, though residents raised concerns regarding the organization of employee parking, garbage accumulation, and the storage of landscaping materials near residential property lines.

The Board directed the applicant to revise the site plan to clearly designate paved areas versus gravel/lawn areas.

The applicant agreed to trim overgrown vegetation obstructing the site triangle near the intersection.

The Board requested the applicant to return with a more organized layout addressing employee parking, material storage, and community concerns before a final vote could be taken.

Motion: Made by Mrs. Masterson, seconded by Mr. McConnell, to carry the application to the July 22, 2026 meeting without additional formal notice.
The motion passed with Yes votes from Mr. Shrewsberry, Mrs. Schlapfer, Ms. Coppolino, Ms. Smith, Mrs. Masterson, and Mr. Coleman.

Adjournment

The meeting was adjourned at 10:00PM

The next meeting date is July 22, 2026.

Respectfully submitted,

Sharon Morgan

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