BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT

July 22, 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".

Roll Call Vote
Members Present: Mrs. Schlapfer Mr. Coppolino Mr. Smith Ms. Smith
Mrs. Masterson Mr. Guetzlaff Mr. McConnell Mr. Coleman
Members Absent: Mr. Corso Mr. Shrewsberry Mr. Ippolito
Attorney: Mr. Stieber
Engineer: Mr. Savacool

Minutes

The minutes from the July 8, 2026 meeting were approved.

Motion: Made by Mr. Coppolino, seconded by Mrs. Schlapfer, to approve the minutes as presented.

Roll Call Vote
Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mr. Guetzlaff- Yes Mr. Smith- Yes
Mrs. Masterson- Yes Mr. McConnell- Yes Mr. Coleman- Yes

Resolutions for Memorialization

The Board considered the following resolutions for memorialization:

- 21-26, Block 32, Lot 7 at 323 Osborne Avenue for fence height- Withdrawn
- 22-26, Block 308, Lot 117 at 2315 Cardinal Drive for building coverage, impervious and lot coverage, and rear yard and rear yard patio- Approved
- 23-26, Block 176, Lot 24 at 2404 Shadyside Avenue for lot area, side yard, driveway, and mechanical Approved

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

Roll Call Vote
Mrs. Schlapfer- Yes Mr. Coppolino- Yes Mrs. Masterson- Yes Mr. Guetzlaff- Yes
Mr. Smith-Yes Mr. Coleman- Yes

Unfinished Business and New Business

16-26, Block 123, Lots 13 and 14, 1025 and 1027 Ocean Road for Use Variance and Site Plan

Mr. Gueztlaff and Mr. Smith listened to the previous record from
John Jackson, attorney for the applicant, presented a revised site plan for the landscaping

business. He stated that the revised layout was intended to improve circulation, organize parking and storage areas, relocate the trash area, and provide additional landscaping and screening. Mr. Jackson stated that the applicant would consolidate the lots.

Mr. Burdick, PE presented a plan providing delineated parking areas and paver surfaces in place of gravel. The plan required impervious coverage of 73.9% where 50% is permitted. He further stated that the paver system would provide infiltration and supplement the proposed stormwater-management system.

Key Points:

- The revised circulation plan provided for 1-way entry from Ocean Road, with vehicles entering through a gate during the day and exiting through Benedict. The applicant stated that the arrangement would reduce conflicts near Ocean Road, the hedges, the school, and pedestrian and bicycle activity.
- The applicant requested relief for sheds as a principal building and for impervious coverage of 73.9%.
- The applicant proposed relocating the trash area away from the adjacent residence toward Route 88, behind existing mature arborvitaes.
- A trailer-parking area was discussed. The applicant said that the trailer is on wheels, is regularly used for landscaping operations, and is periodically removed from the site. It was stated that the trailer would not be treated as a structure requiring relief.
- There was a request for waivers or relief concerning driveway access, curbing, off-street loading dimensions, and sidewalks along Benedict. The applicant agreed to make a payment into the Pedestrian Safety Fund in connection with the sidewalk waiver.
- The existing garages were identified as existing nonconforming conditions. The plan was to be revised to identify Ocean Road as the primary front and Benedict as the alternate front.
- The Board discussed low-level, downward-facing solar lighting at the gates and security lighting on the site. The applicant stated that the site was not intended for regular evening activity.
- The applicant proposed a 6-foot board-on-board fence, with the fence reduced to 3 feet near the front of the property. Existing planting and fencing adjacent to residential properties were discussed.

The Board discussed the proposed stormwater-management system. Mr. Burdick stated that recharge pipes would connect to an existing recharge area and that runoff would be mitigated to less than pre-development levels for the 10- and 100-year storms. The Board engineer stated that the technical comments were intended to ensure that the recharge system was adequately sized, that grading directed runoff into the system, and that the system was designed in accordance with stormwater regulations.
The Board discussed stormwater maintenance, including a maintenance manual and the possible recording of maintenance obligations against the property. The Board indicated that engineering review would address the final stormwater design and maintenance requirements.

Key Points:

- Mr. Burdick stated that pavers would replace gravel parking areas and would be installed over gravel to allow infiltration.
- The Board discussed the need to maintain recharge-system components because of trucks, trailers, muddy tires, silt, and site operations.
- The Board engineer stated that the applicant would address technical stormwater comments to the satisfaction of the engineering office as a condition of any approval.
- The Board discussed the need for stormwater-maintenance obligations to be

enforceable against the property owner.

The Board discussed access from Ocean Road and traffic circulation on Benedict Street. A Board member raised questions concerning the existing no-left-turn restrictions near Route 88 and whether the proposed access required review by the Department of Transportation. It was stated that the applicant could seek a letter of no interest from DOT regarding site access onto Ocean Road. The Board requested that the applicant make an attempt to obtain such a letter and document the effort if DOT was not responsive.

Mr. Burdick stated that the revised plan would allow employee vehicles and landscaping vehicles to be organized on site and would reduce staging and backing movements on Benedict Street. The applicant stated that the proposed circulation plan was intended to reduce pressure on Benedict Street and improve site operations.

Key Points:

- The Board discussed whether the Ocean Road access should be entry-only or exit-only and the relationship of the proposed access to traffic patterns and pedestrian safety.
- The applicant stated that the 1-way Ocean Road entry would enable vehicles to enter the site, load, and exit through the alternate access.
- The Board discussed directing vehicles exiting onto Benedict Street and the effect of truck movements on nearby residential streets.
- The Board requested a letter of no interest from DOT regarding the proposed Ocean Road access.
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The Board discussed employee parking, on-site storage, screening, fencing, and landscaping. The applicant stated that employee parking would be provided in designated areas and that the expanded site would allow equipment, materials, and storage to be organized within the property. The Board emphasized that designated employee-parking areas were to remain available for that purpose and that materials were not to be stored in those areas.

The Board discussed existing vegetation and the proposed planting plan along the northern property line and adjacent to Lot 15. The applicant stated that existing plantings would remain and that additional arborvitaes would be provided. The Board discussed installing arborvitaes behind the garage and along the northern portion of the existing and new lots to provide screening for the adjoining residential property.

The applicant stated that any work affecting trees on an adjoining property would be coordinated with the neighboring owner. The Board also discussed the replacement of chain-link fencing with a 6-foot board-on-board fence and continuity of landscaping along the site frontage.

Key Points:

- The Board discussed retaining existing plantings and providing additional arborvitaes to screen the site from adjoining residential properties.
- The Board discussed the condition and continuity of fencing, including the replacement of chain-link fencing with board-on-board fencing.
- The applicant stated that the landscaping plan would include a variety of plant materials and that the site landscaping would serve as a display of landscaping work.
- The Board discussed relocating garbage and outdoor materials away from Benedict Street and behind screening.
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The Board discussed restroom facilities, water service, and vehicle washing. It was stated that no restroom facilities were proposed on the site. The applicant stated that employees use off-site facilities and that a well is used for truck washing and irrigation. The Board

discussed the existing conditions and the possibility of future restroom or sink facilities; no additional facility requirement was adopted during the discussion.

Public Comments

Resident- 1022 Philadelphia Avenue, Point Pleasant, New Jersey

The resident commented that the neighborhood supported the concept of the proposal. He suggested consideration of a port-a-potty to address restroom-facility discussions. He also raised a question concerning the use of well water for cleaning equipment and the disposition of water containing grease or similar materials.

Resident- 1117 Benedict Street

The resident commented that the proposal would provide additional space and improve site organization. She raised concerns that additional space could result in the accumulation of equipment, materials, or storage items. She stated that designated employee parking could improve conditions on Benedict Street if the spaces remained available for employee vehicles. She further requested additional buffering along the northern property line near her residence, particularly behind the shed or garage area. She supported relocating the garbage area and requested that landscaping pots and similar materials be stored away from the street. The Board stated that the applicant would provide additional arborvitaes and that site compliance could be addressed through code enforcement if approved conditions were not followed.

Board Discussion and Decision

The Board discussed the suitability of the additional lot for expansion of the existing landscaping business, the impervious-coverage variance, drainage controls, organization of site operations, screening, and compliance with the approved plan. Board members stated that the revised plan was an improvement over existing conditions and would provide a more organized site layout.

The Board discussed the need to ensure that the employee-parking area remained employee parking, that site storage remained in designated areas, that garbage was relocated and screened, and that landscaping and buffering were installed and maintained as presented.

The Board stated that the following conditions and stipulations were included in the approval discussion:

- Lots 13 and 14 shall be consolidated by deed as a condition of approval.
- Additional arborvitaes shall be provided along the northern portion of the existing and new lots, including behind the garage adjacent to Lot 15, to provide residential buffering.
- The stormwater-management system and related maintenance requirements shall be subject to engineering review.
- The applicant shall make an attempt to obtain a letter of no interest from DOT regarding the Ocean Road access and document the effort if DOT is not responsive.
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Motion: Made by Mr. Smith, seconded by Guetzlaff, to approve 16-26, Block 123, Lots 13 and 14, 1025 and 1027 Ocean Road for use variance and site plan, subject to the conditions and stipulations discussed.

Roll Call Vote

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

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Announcements

No announcements were recorded.

Adjournment

Motion: Mr. Smith made a motion to adjourn.
Following a voice vote, the Chair declared that the ayes had it. The meeting was adjourned at 8:27PM

Respectfully submitted,

Sharon Morgan