BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
August 12, 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".

Call to Order

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

Approval of Minutes

The minutes from the July 22, 2026 meeting were reviewed.

Motion: Made by Mr. Guetzlaff, seconded by Mr. Smith, to approve the minutes as presented. The motion was approved by roll call vote.

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

Resolutions for Memorialization

16-26, Block 23, Blocks 13 and 14, 1025 and 1027 Ocean Road, Use Variance and Site Plan Approval

The Board considered memorialization of the resolution for 16-26, Block 23, Blocks 13 and 14, 1025 and 1027 Ocean Road, for use variance and site plan approval.

Motion: Made by Mr. Guetzlaff, seconded by Mr. Smith, to memorialize the resolution. The motion was approved by roll call vote.

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

Unfinished Business and New Business

20-26, Block 12, Lot 25, 228 Paulison Avenue(7:05-7:26)

The Board considered an application for building coverage, lot area, front yard, side yard, rear yard, front yard porch, and side yard driveway variances.

The application materials and attachments were marked as A-1. A letter from Mr. Savacool dated July 6, 2026 was marked as A-2. A nine-page PowerPoint presentation was marked as A-3.

John Jackson, attorney appeared on behalf of the applicants.

Joseph Kociuba of KBA Engineering Services, Manasquan, New Jersey, was qualified as a licensed engineer and licensed planner. Mr. Kociuba testified that the property is an existing 3,500-square-foot lot in a 5,000-square-foot zone and is nonconforming as to lot area and lot depth. The lot is 70 feet deep, while a typical lot in the zone was described as 50 feet by 100 feet. The existing one-story single-family dwelling has preexisting nonconforming setbacks of 21.9 feet in the front yard where 25 feet is required, 4.9 feet in the side yard where five feet is required, and 11.8 feet in the rear yard where 25 feet is required.

The existing building and impervious coverage were stated to be conforming at 29.24 percent. Two detached sheds at the rear of the property are to be removed. The proposal includes an addition extending approximately 5.6 feet on the southerly side of the property to create a one-car garage, a second-story addition over the footprint, a covered front porch, and a stormwater recharge system in the front yard.

Key Points:

- The proposed front porch would have an 18.87-foot setback where 19 feet is permitted.
- The existing 4.9-foot side-yard setback and 11.8-foot rear-yard setback would be maintained over the existing footprint.
- Proposed building coverage is 35.41 percent where 30 percent is permitted, an increase of approximately 189 square feet.
- The existing asphalt side driveway is to be removed and replaced with pervious material. The proposed garage would provide parking, and the side area would no longer function as a driveway.
- The proposal includes a dry well to address stormwater requirements. Impervious coverage was stated to remain compliant.
- The proposal was stated to comply with required roof pitch, parking, and other technical requirements, subject to building-permit review.

Board members asked about removal of the existing rear deck and the proposed rear-yard treatment. It was stated that the existing deck would be removed, a small step-down area is proposed, and any future improvements would be required to comply with applicable requirements.

The Board confirmed that both detached sheds would be removed. No public comments were received, and the public comment portion of the application was closed.

Motion: Made by Mrs. Masterson, seconded by Mrs. Schlapfer, to approve the application subject to the stated conditions. The motion was approved by roll call vote.

The approval was subject to removal of the two existing sheds and removal of the asphalt side driveway. The side driveway area is to be pervious material and is not to function as a driveway. The roof pitch is to comply with applicable requirements, and two parking spaces are required.

Roll Call Vote

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

25-26, Block 13, Lot 19, 234 Passaic Avenue (7:27-7:37)

The Board considered an application for lot area and front yard setback variances. The application for development and its attachments, including the denial, plot plan, photographs, site information, and architectural plans by PDR, were marked as A-1. A letter from Mr. Savacool dated August 7, 2026 was marked as A-2.

The applicant identified himself as the owner of 234 Passaic Avenue. Gary Simone, representing Anchor Point Homes, testified regarding the proposal and stated that he was a New Jersey licensed contractor with 20 years of experience.

It was stated that the property contains 4,976 square feet where 5,000 square feet is required. The existing front setback is 19.3 feet where 25 feet is required. The proposed second-story addition is outside the existing front-yard setback and was stated not to increase the existing front-yard nonconformity.

Key Points:

- The existing shed is to be relocated to comply with required setbacks.
- The existing ground-level platform or deck in the rear corner is to be removed.
- An existing fence located over the property line is to be relocated.
- The proposed new deck is to comply with required setbacks, lot coverage, and other applicable requirements.
- Two on-site parking spaces were stated to be provided for the three-bedroom residence.

No public comments were received, and the public comment portion of the application was closed.

Motion: Made by Mr. Smith, seconded by Mr. Guetzlaff, to approve the application subject to the stated conditions. The motion was approved by roll call vote.

The approval was subject to relocation of the shed to a conforming location, removal of the existing deck, and relocation of the fence so that it is not over the property line.

Roll Call Vote

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

29-26, Block 163, Lot 7, 1233 Johnson Avenue (7:38-8:04)

The Board considered an application for a six-foot fence where a three-foot fence is permitted in the front yard of a corner lot. The application for development was marked as A-1. A letter from Mr. Savacool dated August 12, 2026 was marked as A-2.
The applicants testified that they have owned the property for 26 years. The property is located at the intersection of Johnson Ave and Burnt Tavern Rd and contains a pool. The existing four-foot fence was previously approved. The applicants requested approval to replace the existing fence with a six-foot board-on-board wood fence to provide privacy around the pool area.

Key Points:

- The applicants stated that the proposed fence would replace the existing fence in the same location.
- The proposed six-foot fence is to be board-on-board wood fencing, with the same appearance on both sides.
- The existing white vinyl fencing at the rear of the property, shared with neighboring property owners, is to remain.
- The fence is set back from the street and was discussed in relation to the intersection, curb line, and visibility for vehicles traveling on Johnson and Burt Tavern.
- It was stated that the existing fence does not appear to be within the applicable sight-triangle area based on the information discussed at the meeting.
- The Board discussed that the property line is approximately 11.5 feet from the front of the house and that the curb line was estimated to be approximately 12 additional feet beyond the property line on Johnson Avenue.
- The applicants stated that trees would be trimmed as necessary and that one dying tree would be removed and replaced.

No public comments were received, and the public comment portion of the application was closed.

Motion: Made by Mr. Smith, seconded by Mr. Guetzlaff, to approve the application subject to the stated condition. The motion was approved by roll call vote.

The approval was subject to installation of a six-foot board-on-board fence exactly where the existing fence is located.

Roll Call Vote

Mrs. Schlapfer- Yes	Ms. Smith-Yes	Mr. Guetzlaff- Yes	Mr. Smith- Yes

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

Announcements

- The Board will meet on the second Wednesday on September 9, 2026, and the following meeting will be September 23, 2026.

Adjournment

Following a motion to adjourn, all in favor voted aye and no opposition was heard. The meeting was adjourned at 8:06PM.

Respectfully submitted,

Sharon Morgan
Zoning Board of Adjustment Secretary