BOROUGH OF POINT PLEASANT
ZONING BOARD OF ADJUSTMENT
September 9, 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."

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

Resolutions for Memorialization

The Board considered the following resolutions for memorialization:

- 20-26-Block 12 Lot 25 -228 Paulson Avenue: building coverage, lot area, front yard, side yard, rear yard, front yard 14, and side-yard driveway. Approved
- 25-26- Block 13 Lot 19 - 234 Passaic Avenue: lot area and front-yard setback. Approved
- 29-26- Block 163 Lot 7 -1233 Johnson Avenue: fence height Approved.

Motion: Made by Mrs. Masterson, seconded by Mr. Guetzlaff, to memorialize the resolutions listed above. The motion was approved by roll-call vote.

Roll Call
Mrs. Schlapfer-Yes Mrs. Masterson-Yes Mr. Guetzlaff-Yes Mr. Coleman- Yes

Unfinished Business

Application 13-26 — 112 Meadow Point Road, Block 9 Lots 2 and 2.01

This application was continued from the June 10, 2026, hearing. The Board noted receipt of a revised engineer letter, revised architectural plan, and revised variance plan. Because two members present had not reviewed the complete recording of the June 10, 2026, hearing, only three eligible members were available to continue the matter. The applicant did not request new testimony and consented to an adjournment.

Key Points:

- The matter was adjourned until October 28, 2026.

- No additional formal notice was required because the matter had originally been noticed for the June 10, 2026, hearing date.
- The public was advised that no further mailings would be sent for the adjourned matter.
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Motion: Made by Mrs. Schlapfer, seconded by Mr. Guetzlaff, to adjourn the application to October 28, 2026.

Roll Call

Mr. Shrewsberry- Yes Mrs. Schlapfer-Yes Mrs. Masterson-Yes
Mr. Guetzlaff-Yes Mr. Coleman- Yes

New Business

Application 27-26 — Block 317 Lot 46- 2400 Maria Place: Side Yard Setback, Left, Right, and Corner

The applicants requested setback relief for a two-story addition to their dwelling. The applicant described a 492-square-foot two-car garage, a second-story addition, a 37-square-foot foyer addition, a covered front porch, and associated driveway and ground improvements. He stated that the improvements would provide additional living space, including a master bedroom and master bathroom, for the growing family and that siding and windows would be updated.

James Giordanno, Professional Engineer, testified regarding the irregular lot configuration and its two frontages. He stated that the lot narrows from the driveway toward the rear and that the existing dwelling location limited the ability to provide the width needed for the proposed garage. He described the requested 10.7-foot setback at the garage's southeast corner and reported approximately 11.9 feet between the property line and the edge of pavement.

The Board marked A-1 through A-7, including the application, denial of application, September 2, 2023, letter, proposed plan, survey, architectural plans, and an 8-by-10 shed permit issued August 26, 2004, for the property. The applicant testified that the shed was present when the property was purchased in 2021.

Key Points:

- Proposed building coverage was approximately 21.5 percent, compared with 30 percent permitted. Total coverage was approximately 46.3 percent, compared with 50 percent permitted. The property would provide four parking spaces where two are required.
- Mr. Giordano stated that the proposed relief was minor, would preserve light, air, and open space along Green Avenue, and would not substantially impair the intent of the plan.
- The Board discussed an existing chimney setback and was advised that the affected side of the dwelling would remain unchanged. Staff measured approximately 36 square feet of the addition within the setback.
- A possible fence return to the new garage was discussed. The Zoning Code Officer stated that Dorset Dock Road was not the property's front yard and that the fence was permitted in the side yard.

Resident, 2404 Dunkle Road, identified himself as a neighbor and supported the variance. He stated that the addition would improve the appearance of Dorset Dock.

During Board discussion, a member described the plan as clean and stated that no red flags were identified. No conditions were identified before the vote.

Motion: Made by Mrs. Masterson, seconded by Mr. Guetzlaff, to approve Application 27-26. The motion was approved by roll-call vote with no conditions.

Roll Call

Mr. Shrewsberry- Yes Mrs. Schlapfer-Yes Mrs. Masterson-Yes
Mr. Guetzlaff-Yes Mr. Coleman- Yes

The meeting was adjourned at 7:29PM, following a motion by Mrs. Schlapfer and seconded by Mr. Shrewsberry. All were in favor.

Respectfully submitted,

Sharon Morgan
Zoning Board of Adjustment Secretary