

February 1, 2017

A regular meeting of the Board of Adjustment was held in the Municipal Complex at 7:00 p.m.

Present

Harvey Langer
Frank Mizer
David Chadwick
Mike Jamnik
Dawn Marie White
Louis Sorrentino
Carl Anderson

Also Present

John Miller, Esq.
Brian Boccanfuso
Tara Paxton
Sean Kinnevy
Denise Sweet

Absent

Stephen Leitner
Raymond Claudio

Mr. Langer led the salute to the flag; and the roll was called.

The Board Professionals were sworn in.

BA-3008-Christopher Koeck

This applicant did not sent public notices and a new hearing date will be assigned.

BA-3016-C- Ramon and Maureen Fernandez-Ledon

Chris Healy was present to represent the applicant.

Charles Lindstrom was sworn in.

The applicants are seeking relief to construct architectural improvements to the existing single family dwelling on the property. The architectural improvements which will increase the total living space within the dwelling will be primarily within the existing building footprint, but several building footprint area expansions are proposed, including but not limited to an addition at the front of the existing garage. Several existing improvements are proposed to be removed, including but not limited to an enclosed entry stoop, an exterior shower and an exterior crawl space entry on the westerly side of the dwelling, and an existing sauna on the easterly side of the dwelling. The existing paver driveway is proposed to be removed and a new paver driveway is proposed to be constructed to provide access to the expanded attached garage.

EVIDENCE

A-1- Plot Plan with red markings showing the variance

This home was not damaged from Super Storm Sandy. The applicant is providing 9 parking spaces. The pool is required to have 15 ft. from the bulkhead and 13.2 ft. is existing. The applicant has obtained CAFRA and Ocean County Soil approvals.

Mr. Lindstrom stated that the lot is odd shaped. The variances requested are di minimus and will cause no detriment to the area.

Public portion closed

Factual Findings

Ms. White- The site is in the R-7.5 zone. The applicant is proposing a 12,891 square foot addition which will be 2 stories. The variance requested is for the Minimum Side Setback Combined. Where 15 ft. is permitted, 14.9 ft. are existing and 13.8 ft. are proposed. The existing sauna will be eliminated. There were no comments from the audience. This application will cause no detriment to the neighbors or the area. The positive outweighs the negative.

Mr. Mizer- Concurred

Mr. Chadwick- Concurred

Mr. Jamnik- Concurred

Mr. Sorrentino- Concurred

Mr. Anderson- Concurred

Mr. Langer – Concurred

A motion was made to approve case BA-3016- Fernandez-Ledon. It was moved by Mr. Mizer and seconded by Mr. Sorrentino. Ms. White, Mr. Mizer, Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Anderson and Mr. Langer voted AYE. Mr. Leitner and Mr. Claudio were absent.

Recess: 7:30 Meeting resumed: 7:40

BA-2997- Brick 70 Developers, LLC c/o Dean Smith of Paramount Realty

John Jackson was present to represent the applicant.

Vincent James Sanzone, Esq. was present to represent the estate of his family.

Jeremy Lang was sworn in.

The applicant is seeking Preliminary and Final Site Plan approval with a Use Variance and bulk variance relief to construct a +/-5,585 square foot Wawa 24-hour convenience store, an associated 12 fuel pump gasoline station with an overhead canopy, and a +/-4,415 square foot quick service restaurant with a drive through, which currently appears to be proposed as a "Panera Bread". The proposed convenience store and restaurant are to share a common 125 space parking area, the access to which is proposed via a right-turn-in-only/right0turn-out-only driveway extending from/to NJ State Highway Route 70 eastbound approximately 350 feet west of its intersection with Duquesne Blvd., and via a full movement ingress/right-turn-out-only driveway extending from/ to North Lake Shore Drive approximately 80 feet south of its intersection with Duquesne Blvd. Cross access with the parking lot servicing the adjacent office building to the west is also proposed. Two storm water management basins and a manufactured water quality treatment device are proposed for storm water management. The discharge from the proposed infiltration basin near the southerly limit of disturbance will be conveyed to the existing drainage system within the existing utility easement traversing the southerly portion of the subject property, while the discharge from the proposed detention basin near the northeasterly corner of the subject tract will be conveyed to the existing drainage system within the public right-of-way to the east. The proposed development will be serviced by existing public water and sanitary sewer services via connection to the existing mains within the aforementioned utility easement to the south. Landscaping, new site lighting and the site identification and wall signage are also proposed. The applicant also proposes to consolidate the 5 existing subparcels comprising the subject tract, and provide a land lease to the proposed gasoline station and convenience store.

EVIDENCE

A-10- Copy of the revised Site Plan - 2/2/17

The applicant is proposing to install a 3rd lane onto Route 70. It will require DOT approval. The North East section of the lot will now have only 1 way motion. The parking lot was reconfigured. A concrete island will be installed to the east of the gas canopy. The refuse area will be located to the south west corner of the site. The Wawa convenience store will have front and back doors to accommodate the drivers parking in the over spaced parking stalls. The parking spaces provided will be 122 including 13 green bank spaces. A sound wall will be installed behind the quick service restaurant. It was asked if the restaurant can be moved closer to Rt. 70 to help with the noise coming from the drive through section of the restaurant. It was proposed by the applicant a sidewalk will be installed on North Lake Shore Drive into the site and a cross walk will be installed at Duquesne. A Bio Retention basin will be installed at the North East corner of the site. This particular basin is low maintenance. An Infiltration Drainage Basin will be installed behind the Wawa.

Recess: 8:50 Meeting resumed: 9:00 p.m.

John Rea was sworn in. (traffic engineer)

There is definitely a need for a 3rd lane on Rt. 70. It will widen the southern side of Rt. 70 to Cedar Bridge Ave. Mr. Ray stated that peak hours approximately 1,500 cars pass through the intersection at Duquesne and approximately 300 right turns are made onto Duquesne. Decreased delays improve traffic conditions. Cars can make a right turn only from the site to North Lake Shore Drive. Mr. Ray stated the site is a good place to construct a Wawa. The applicant agreed to Title 39. It was discussed that an additional D variance may be needed for the medical building access to the Wawa site.

Mr. Langer stated that this application will be carried to the February 22, 2017 agenda for a Special Meeting. Mr. Jackson agreed to waive the time. No new notice is required.

A motion was made to approve the Resolution for case BA-3006-John and Mary Scheibelhoffer. It was moved by Mr. Mizer and seconded by Mr. Sorrentino. Mr. Mizer, Ms. White, Mr. Leitner, Mr. Sorrentino and Mr. Langer voted AYE. Mr. Claudio, Mr. Jamnik and Mr. Chadwick were ineligible. Mr. Anderson was absent.

A motion was made to adjourn the meeting at 10:00 p.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary
Planning Board/Board of Adjustment