

March 22, 2017

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

Present	Also Present
Harvey Langer	John Miller, Esq.
David Chadwick	Brian Boccanfuso
Mike Jamnik	Tara Paxton
Dawn Marie White	Denise Sweet
Louis Sorrentino	
Stephen Leitner	
Carl Anderson	

Absent

Frank Mizer  
Raymond Claudio

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

The Board Professionals were sworn in.

**BA-2997- Brick 70 Developers, LLC**

John Jackson was present to represent the applicant.

The public portion of the meeting continued.

Mr. Langer called Patricia Young to speak and explain to the Board what happened at the previous meeting.

Ms. Young who was previously sworn stated that after she spoke at the last meeting, during the break she was approached by one of the Sanzone sisters and was harshly asked why she gave the testimony she gave which included not objecting to the Wawa project. She questioned why she threw the Sanzone family under the bus and verbally abused her.

Marilyn Lago was sworn in. She questioned hours of the QSR and if they would have outdoor seating. It was stated that there would be outdoor seating with approximately 6 to 12 tables. Ms. Lago then asked if bollards would be placed on the site for protection. It was her opinion that the Wawa would have a negative impact on the area. She was concerned about pedestrian safety and questioned if sidewalks crosswalks will be provided on the site. Ms. Lago also stated that this is a very close community and the Duquesne Blvd. exit should be eliminated. She suggested that a medical or office building would be a better use at that site.

Bob Auriemma was sworn in. He questioned the light timing changes on Route 70. Mr. Rea, the traffic engineer, stated that he could not guarantee the timing of the lights on Route 70 would be changed because that is controlled by the DOT. Mr. Auriemma stated that he was concerned that commercial traffic would be entering the neighborhood in order to avoid traffic lights.

Adele Greenberger was sworn in. Ms. Greenberger stated that she has never seen another site with a Wawa and QSR located together. She stated that the restaurants would be in competition with each other. She is afraid Panera Bread will not be the QSR on the site but another chain.

Tony Zurica was sworn in. Mr. questioned if we really need this. Does the area need another gas station? He stated he received a pamphlet in the mail concerning a neighborhood watch. There was never a need for this before. He feels this use will bring more crime and undesirables into the area. There are many young children in the area.

Helda Brannick was sworn in. She does not live in Lake Riviera. She feels there is already too much traffic in town. She questioned why this applicant could not use an already empty store site.

Katie Vincente lives in Birchwood Park. She stated there is too much traffic all over. Brick is growing. She avoids Route 70. She has no issue with the Wawa or any other store. She understands why residents do not want their homes impacted.

Madeline Iannarone was sworn in. Ms. Iannarone questioned if a traffic study or a traffic analysis was done on the site. Mr. Rea stated it was done during the school year and after the Route 70 Parkway changes. Mr. Rea stated this project is required to obtain DOT approval. Ms. Iannarone questioned if a study of home values was done. It was noted that the value of the homes is not within the jurisdiction of the Board. Ms. Iannarone asked the Board to think of the residents. She stated the residents have been forced to give up a lot already. The residents that live in the Lake cannot park on the street because of other businesses that have moved in. The Board should look out for the residents.

Sam Foster was sworn in. He is concerned about the uncontrolled development that is going on in Brick. He is also concerned this project will put pedestrians, especially children in danger. There is already too much traffic on Chambers Bridge Road.

Alice Osmer. Ms. Osmer referred to the Master Plan. The township should respect the buffers set by the town. The buffers requested are too small. There will be gas fumes and noise coming from the gas station. She could not understand the need for this use.

Jim Stover was sworn in. He stated he lives in Brick for 31 years when it was only woods. He questioned John Jackson if he was aware of the original approval for his former building on

Duquesne Blvd. Mr. Miller stated that the question was inappropriate. Mr. Stover stated there is too much traffic already and he had to wait several minutes to get out of his driveway.

Maureen Thompson was sworn in. She works in the Lion's Head Complex. She stated there is a lot of garbage in the parking lot and blows into the residents yard. The applicant stated that they will maintain the site. She is also concerned about people getting hit by cars because of the way people drive.

Courtney Brickel was sworn in. She does not live in Lake Riviera but across town. She stated there is traffic all over and supports the Wawa application.

Debbie Rykacwski was sworn in. She resides in Lake Riviera. She has lived in brick for 27 years. She stated that the third lane of Route 70 will not help the problem on North Lake Shore Drive. She questioned why did the applicant need a Quick Service Restaurant. This would not be good for the neighborhood. She also stated that noise was an issue. She can hear the parking lot for Costco being cleaned all hours of the night.

Barry Greenberger was sworn in. He questioned if title 39 will apply to the site. He believes the no right on red decree will be violated no matter what. He suggested spikes in the road to prevent people from making illegal turns. He also questioned the number of signs on the buildings.

Recess: 8:53 Meeting resumed: 9:00 p.m.

Edward Trainor was sworn in. He questioned how many parking spaces were on the site. It was stated that 84 parking spaces are required and the applicant will be providing 110 and 13 spaces will be green banked. Mr. Trainor was concerned about why the applicant is providing more parking spaces that required. Mr. Trainor stated the North Lake Shore Dr. entrance will be a tremendous problem.

John Diessner was sworn in. He stated the proposed gas pumps should be moved back from Route 70. The Wawa convenience store can be moved where the Quick Service Restaurant is proposed to be located and get rid of the Quick Service restaurant altogether.

Steven Genco was sworn in. Mr. Genco stated that his parents built his home in 1966 and was concerned the quality of life for his father will be compromised with the Wawa site being so close. He and his brother were raised in this home.

Kevin Murray was sworn in. The applicant is not respecting the residents and is only interested in making money. Mr. Murry wants the North Lake Shore Dr. entrance eliminated and wants the applicant to maintain the correct buffers.

Victor Finamore was sworn in. He does not reside in Lake Riviera. Mr. Finamore would like to see the entrance on Lake Shore Drive eliminated. Would like to see the Quick Service

Restaurant building moved closer to Route 70. Stated the Wawa and restaurant will bring jobs into Brick. He hopes the money generated will help with the taxes and schools.

Beth Fitch was sworn in. Ms. Fitch stated she understands the concerns about the trash and traffic but believes the project will be an asset due to the proposed jobs. In favor of the third lane on Route 70.

Al Clayton was sworn in. Lives on Mantoloking Rd. Mr. Clayton questioned if an Environmental Impact Statement was done. He stated that almost half (44%) of the site is impervious coverage. Mr. Clayton questioned why Mr. Langer asked the residents where they lived in relation to the site. Mr. Clayton questioned if residents living closer to the site got more priority. Mr. Langer and Mr. Miller stated that the statement is not true. Mr. Clayton stated he is against the project.

Marcella Icovino was sworn in. Ms. Icovino stated she is against the project. There would be too much on the site. A use like this will bring more crime and drugs into the area.

Kathy DiMattreio was sworn in. Ms. DiMatteo stated this is the wrong location for this project. This site might need a police officer to direct traffic during the holidays.

Andrea Booker was sworn in. Ms. Booker stated she has been in contact with the DOT and discusses the third land on Route 70 with them. She is concerned about the increased traffic and expects children to be going to Wawa on their bikes and they will be at risk. She stated she grew up across the street from a gas station and is concerned about cancer. She questioned why the sound wall could not be behind the Wawa site. She is concerned with shoppers and pedestrians.

Ellen Bruno was sworn in. She is concerned about construction vehicles entering and exiting the site from Route 70.

Bob Troisi was sworn in. He has lived in Lake Riviera for 40 years. He did not think the process of noticing the public was sufficient. He feels the traffic will bottleneck residents in. He is concerned with the traffic.

Public portion closed

Mr. Jackson gave his closing statement.

A motion was made to approve case BA-2997-Brick 70 Developers, LLC. It was moved by Ms. White and seconded by Mr. Jamnik. Ms. White, Mr. Leitner, Mr. Anderson and Mr. Langer voted AYE. Mr. Chadwick, Mr. Jamnik and Mr. Sorrentino voted no. Mr. Mizer and Mr. Claudio were absent. The application was denied.

A motion was made to approve the Resolution as posted for case BA-3009- Ocean Auto Tech. It was moved by Mr. Leitner and seconded by Mr. Chadwick. Mr. Leitner, Mr. Chadwick, Mr. Sorrentino, Mr. Jamnik and Mr. Langer voted AYE. Ms. White and Mr. Anderson were ineligible. Mr. Mizer and Mr. Claudio were absent.

A motion was made to approve the Resolution as posted for case BA-3014 Michael Januska. It was moved by Mr. Jamnik and seconded by Mr. Leitner. Mr. Sorrentino, Mr. Leitner, Mr. Jamnik, Mr. Chadwick and Mr. Langer voted AYE. Ms. White and Mr. Anderson were ineligible. Mr. Mizer and Mr. Claudio were absent.

A motion was made to approve the Resolution as posted for case BA-3012-Thomas Ambrosino. It was moved by Mr. Chadwick and seconded by Mr. Jamnik. Mr. Leitner, Mr. Sorrentino, Mr. Jamnik, Mr. Chadwick and Mr. Langer voted AYE. Ms. White and Mr. Anderson were ineligible. Mr. Mizer and Mr. Claudio were absent.

A motion was made to approve the Resolution as posted for case BA-3003-Main Street Tuckerton. It was moved by Mr. Chadwick and seconded by Mr. Jamnik. Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino and Mr. Langer voted AYE. Ms. White and Mr. Leitner voted no. Mr. Anderson was present but not voting. Mr. Mizer and Mr. Claudio were absent.

A motion was made to approve the amended Resolution as posted for case BA-2987- Paul Chiafullo. It was moved by Ms. White and seconded by Mr. Sorrentino. Mr. Anderson, Mr. Sorrentino, Ms. White and Mr. Langer voted AYE. Mr. Chadwick, Mr. Jamnik and Mr. Leitner were ineligible. Mr. Mizer and Mr. Claudio were absent.

A motion was made to adjourn the meeting at 11:20 p.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary  
Planning Board/Board of Adjustment

