

A meeting of the Brick Township Board of Adjustment was held on **August 15, 2018** in the Municipal Building. The meeting was called to order at 7:00 pm.

Notice of Public Meeting was read by Chairman Langer. He led the Salute to the flag and the roll was called.

MEMBERS PRESENT

Harvey Langer
Frank Mizer
Mike Jamnik
Stephen Leitner
Louis Sorrentino
Dawn White
Michele Strassheim, Alt 2

MEMBERS ABSENT

David Chadwick
Carl Anderson, Alt 1

ALSO PRESENT

John Miller, Esq.
Brian Boccanfuso, PE
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary

The Board Professionals were sworn.

Chairman Langer announced the Board will have four meetings in September.

VOUCHERS

A motion to approve the vouchers was made by Mr. Mizer and seconded by Ms. Strassheim

Ayes: Mr. Jamnik, Ms. White, Mr. Sorrentino, Mr. Mizer, Ms. Strassheim, Mr. Langer

NEW BUSINESS:

BA-2075-1/18-Gregory J. Ulashkevich
28 Alcalá Drive
Block 211.07, Lot 14

Gregory Ulaskevich was sworn and he testified he had constructed an 8 X 15 foot; 8 foot high shed without a permit or knowing he needed a variance. The shed is used for storage of his motorcycle and other things. He stated he had received a violation and was here to correct the violation.

The applicant agreed to relocate the shed next to the deck. He agreed to fasten the shed because the property is in a flood zone. He agreed that the improvements will not be detrimental to the neighborhood.

Chairman Langer opened the application to the Public. Seeing no one, he closed the public.

Factual findings were provided by Mr. Sorrentino and all members concurred.

A motion was made by Mr. Leitner and seconded by Ms. White to approve the application.

Ayes: Mr. Jamnik, Ms. White, Mr. Mizer, Mr. Sorrentino, Mr. Leitner, Mr. Langer, Ms. Strassheim

BA-3076- 1/18 David Gibbs
439 Osborn Ave
Block 548, Lot 11

David and Beth Gibbs were sworn. David testified he constructed a 9 X 12 foot, 7'6" high shed without a zoning permit and received a violation. He constructed the shed on 12 "footings. The shed is used for storage.

After some discussion, the Chairman asked the applicant to return to the Board with a new survey.

There is a very large tree that the applicant does not want to remove. The applicant will have it shown on the survey.

Chairman Langer called for public comment. Seeing no one he closed the public.

Chairman Langer announced the application will be carried to the meeting of October 3, 2018.

No new notice will be required. The applicant agrees to a waiver of time.

BA- 3084-2/18-James B. & Jane C. Moran
515 Broad Avenue
Block 20.03, Lot 7

William Moran, Esq. appeared on behalf of the applicant (his brother).

James Moran owner and applicant, was sworn. He testified that his two story house was raised post Sandy to comply with FEMA regulations. The original staircase did not meet the set- back. The 20 X 13 foot staircase is 9 feet high and 3.89 feet from the front yard property line.

He testified the hot tub has been removed and they will get the shed removed as required in the letter from Sean Kinnevy, dated April 8, 2018.

He further testified there is no negative effect on the neighbors.

Chairman Langer opened the application to the Public. Seeing no one, he closed the public.

Factual findings were provided by Mr. Mizer and all members concurred.

A motion was made by Ms. White and seconded by Ms. Strassheim to approve the application.

Ayes: Mr. Jamnik, Ms. White, Mr. Mizer, Mr. Sorrentino, Mr. Leitner, Mr. Langer, Ms. Strassheim

BA-3090-C-3/18 Christopher & MaryAnn Chaneski
57 Vanard Drive
Block 277, Lot 25

Christopher Chaneski and MaryAnn Chaneski were sworn.

Donald Domeleski, P.E. , MidAtlantic Engineering Partners, LLC, was sworn.

He testified the applicant is seeking approval to construct a modular two story house on an undersized lot in the R-5 zone. There was a house on this lot that was demolished. The lot is 3,641.8 SF where 6,000 SF is required. The lot width is 40.34 Feet where 50 feet is required. He testified the applicant is proposing a front yard setback of 11.2 feet whereas 20 feet is required.

There are 5 other lots on the street that have the same 40.34 foot width and all are undersized.

Mr. Domeleski reviewed the report prepared by Mr. Boccanfusco, dated April 7, 2018. The house will be built to FEMA requirements. They will meet the height requirements. They will comply with RSIS requirements for parking, providing three spaces. The existing fence is to remain.

Chairman Langer opened the application to the Public. Seeing no one, he closed the public.

Factual findings were provided by Mr. Mizer and all members concurred.

A motion was made by Mr. Sorrentino and seconded by Mr. Jamnik to approve the application.

Ayes: Mr. Jamnik, Ms. White, Mr. Mizer, Mr. Sorrentino, Mr. Leitner, Mr. Langer, Ms. Strassheim

Re-Adoption of the Board of Adjustment's appointment of Officers and Professionals for 2018

A motion was made by Mr. Leitner and seconded by Ms. White to approve the Resolution readopting the appointment of Officers and Professionals.

Ayes: Mr. Jamnik, Ms. White, Mr. Mizer, Mr. Sorrentino, Mr. Leitner, Mr. Langer, Ms. Strassheim

The motion carried and the resolution was adopted.

ADJOURNMENT

A motion to adjourn the meeting was made and all were in favor.

The meeting was adjourned at 8:32 PM

Respectfully submitted by:
Judy Fox Nelson