

A meeting of the Brick Township Board of Adjustment was held on **April 18, 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
David Chadwick
Stephen Leitner
Mike Jamnik
Louis Sorrentino
Dawn White
Michele Strassheim, Alt 2

MEMBERS ABSENT

Carl Anderson, Alt 1

ALSO PRESENT

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

The Board Professionals were sworn.

NEW BUSINESS:

**BA-3051-A-Mar-T Development Corp.
581 Mantoloking Road
Block 990.09, Lot 18
Appeal**

Chairman Langer announced The application for Mar-T-Development will be carried to the meeting of August 1, 2018.

BA-3071 -12/17 John & Linda Jennings
341 Bay Lane
Block 44.12, Lot 21
Bulk Variance

Nicholas Montenegro, Esq., appeared on behalf of the applicant. Matthew Wilder, P.E., P.P., Morgan Engineering, engineer and planner for the applicant was sworn and his credentials to testify as engineer and planner were accepted by the Chairman.

Mr. Wilder testified the applicant proposes to construct a 10.83 X 22.83 foot in ground swimming pool with a 4 foot high powder coated black open fence to surround the pool and paver patio area. He testified that 8 of the 10 neighboring properties have swimming pools in the rear yard. The applicant needs a variance form the rear yard setback.

Board Engineer, Mr. Boccanfuso, P.E., asked if the applicant will agree to comply with all the NJDEP regulations. The applicant agreed

Chairman Langer called for Public Comment. Seeing none, he closed the Public.

Mr. Leitner gave factual findings and all concurred with his findings.

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

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

BA-3057-8/17- Ronald Russamano
308 Cutter Lane
Block 44.14, Lot 5
Bulk Variance

Ronald Russamano, applicant was sworn. Exhibits A-1, A-2 and A-3, Photos of the rear of the property were marked. He testified he is seeking a variance to construct a portion of a raised deck 19.18 foot by 16 foot located in the northwest corner of the rear yard to match the existing raised deck. He will add three new steps to connect the existing deck with the proposed deck and a new step to connect the deck to the house. These improvements are to assist his wife who has difficulty with steps. The Chairman opened the hearing to the Public.

Matthew Piskadlo, 302 Cutter Lane, stated the deck is unlike other decks in the neighborhood and will block his water view. The applicant stated the existing shrubs already block the view of his backyard from neighbors.

Ms. White gave factual findings and all concurred with his findings.

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

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

**BA-3068-11/17- Tom Tahan and Debbie Passenti
142 Valencia Drive
Block 211.29, Lot 14
Bulk Variance**

Tom Tahan, applicant was sworn.

Exhibits A-1 a color photo of a similar lap swimming pool on another property and A-2 portion of a marked up survey of his property were marked.

He testified he is seeking a variance to install a bulb shaped swimming pool about 5 feet 10 inches by 40 feet in length with a bump out at the southeastern corner of the pool.

He proposes to construct the pool equipment in the easterly side along with a paver patio which surrounds the pool and a 6 foot wide deck between the patio and bulkhead.

He said the variances are needed due to the small size of the lot. He agreed to move the pool to the left.

There was some discussion about the engineering of the site. The applicant will have to get engineering approval with a grading plan and submit a new plot plan to the Board. The applicant agreed to store the pool equipment adjacent to HVAC in the easterly side of the one foot set back.

Mr. Boccanfuso asked Mr. Tahan to agree to the requirements of the Permit by Rule from DEP. He agreed.

Chairman Langer called for Public Comment. Seeing none, he closed the Public.

Mr. Mizer gave factual findings and all concurred with his findings.

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

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

OLD BUSINESS

RESOLUTIONS

**BA-3058- Kathleen D'Eufemia
133 Joie Place
Block 990.09, Lo 5
Bulk Variance**

A motion to approve the resolution was made by Mr. Jamnik and seconded by Ms. White

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

The motion carried and Resolution R-19- 18 was adopted.

**BA-3063 Theodore and Linda Pecararo
230 Squan Beach Drive
Block 45.04, Lot
Bulk Variance**

A motion to approve the resolution was made by Ms. White and seconded by Mr. Jamnik

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

The motion carried and Resolution R--20 -18 was adopted.

**BA-3060 Christine and Keith McClean
1491 Patriot Avenue
Block 793, Lot 1
Bulk Variance**

A motion to approve the resolution was made by Mr. Mizer and seconded by Mr. Chadwick

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

The motion carried and Resolution R-21-18 was adopted.

**BA-3066-11/17 Cindy Wuollet
Block 189.01, Lot 20 & 21
479 Mantoloking Road**

A motion to approve the resolution was made by Mr. Mizer and seconded by Mr. Chadwick

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

The motion carried and Resolution R-23-18 was adopted.

**BA-3070 12/17-Terry and Deborah Vorndran
Block 282, Lot 22
44 Vanard Drive**

A motion to approve the resolution was made by Ms. White and seconded by Mr. Sorrentino

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

The motion carried and Resolution R-24-180 was adopted.

**BA-3065-Elizabeth and Don Trainor
127 Valencia Drive
Block 211.28, Lot 2
Bulk Variance**

A motion to approve the resolution was made by Mr. Mizer and seconded by Mr. Chadwick

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

The motion carried and Resolution R-22-18 was adopted.

**BA-3028-PMG New Jersey, LLC
1 Lanes Mill Road
Block 1446.03, Lot
Preliminary and Final site Plan with Variances**

A motion to approve the resolution was made by Mr. Leitner and seconded by Mr. Jamnik

Ayes: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Leitner, Mr. Langer, Ms. Strassheim

The motion carried and Resolution R-25-18 was adopted.

VOUCHERS

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

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

ADJOURNMENT

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

The meeting was adjourned at 8:50PM

Respectfully submitted by:
Judy Fox Nelson