

A meeting of the Brick Township Board of Adjustment was held on **April 4, 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
Carl Anderson, Alt 1
Michele Strassheim, Alt 2

ALSO PRESENT

John Miller, Esq.
Brian Boccanfuso, PE
Michael P. Fowler, AICP/PP, Municipal Planner
Sean Kinnevy, Zoning Officer
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary

The Board Professionals were sworn.

NEW BUSINESS:

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

Terry and Deborah Vorndran were sworn.

Mr. Vondran testified he is seeking approval of a variance from the rear property line to construct a 5 foot by 11 foot raised deck on the rear of the 2 story home to enjoy the exterior from the sliding doors. They raised the house after Sandy. He stated there will be no stairs from the deck. There is an existing patio on the ground. He said there will be no impact on his neighbors. Mr. Vorndran agreed to consolidate the lots.

Chairman Langer called for public comment. Seeing none, he closed the public.

Mr. Jamnik gave factual findings and all members were in agreement.

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

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

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

Cindy Wuollet applicant and her brother Samuel Komisar, who resides at the property were sworn.

Mr. Komisar testified his sister is seeking a variance to construct a 10 X 18 SF pre-fabricated shed on an existing paved portion of the yard. This will be a second shed which is needed because there are three children and they need additional storage space. A 7 foot rear yard setback is proposed where a 20 foot set back is permitted He testified the existing shed was on the property at the time it was purchased. They are looking to legitimize the existing 8 by 10 foot shed.

The applicant agreed to consolidate the lots.

Chairman Langer called for public comment. Seeing none, he closed the public.

Ms. White gave factual findings and all members were in agreement.

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

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

**BA-3003-PSP-FSP-C-6/17- Main Street Tuckerton
Block 322, Lot 2
217 Drum Point Road**

Richard Ramirez, Esq., P.E., appeared on behalf of the applicant. He is an attorney and engineer. He was sworn and his credentials to testify were accepted by the Chairman.

Charles Messano, applicant was sworn.

Bryce Bennett, Landscape Architect, was sworn

John Lord, P., P.P., Planner was sworn

Mr. Miller explained the applicant was granted a use variance on March 8, 2017 in a bifurcated application. They are now back before the Board for site plan approval to construct a 2 story mixed use building with a footprint of 1,900 SF.

The fire department has issues with the turn around on the L shaped parking lot. It goes to the negative criteria that they will have to comply.

Mr. Miller said the applicant can proceed, but they are going to have to meet with the Bureau of Fire Safety before the Board comes to a vote on the site plan.

Mr. Messano testified that a 6X 13 foot trash enclosure will be installed which is not compliant with B-3 zone requirements. He said he also need bulk variance relief for the 13 parking spaces which includes one handicap space. He testified the construction debris and materials will not be stored on the site or overnight in the non-residential vehicles. He agreed that there will be 3 garage bays not 4, on the first floor and 3 apartments on the second floor.

An extensive landscape plan will be provided.

He testified his containers would be stored on site on site only when not on a job site. They would be stored empty.

Patrick Laudisi , PE., noted the site plan on display was dated March 21, 2018, the last plan submitted to the Board. He described the site and surrounding properties.

He reviewed the variances as follows:

Parking distance to residential 33 feet is required, 27.02 is provided

Buffer to Residential Use or Zone 33 feet is required, 27.02 is provided

Buffer-side, 25 feet is required, 9.83 / 6.12 feet is requires

Parking stall size, 10 X 18 is required, 9 X 18 is provided

Parking spaces 14 are required, 13 are provided

Access aisles, 18 feet one way required, 16.5 provided.

Regarding the appearance of the building, Mr. Laudisi testified they were going for a residential look to the building. The garages will be in the rear.

Mr. Mizer questioned Mr. Laudisi about the stairs. Mr. Laudisi agreed to cover the stairs, if required. He also asked about the location of the handicap parking space. He agreed to comply with ADA requirements.

Mr. Langer asked who will occupy the building. Main Street Tuckerton will own the building and his company Massano Construction will occupy the entire first floor.

Mr. Ramirez, P.E., testified that he will comply with the sprinkler requirements of the building department.

The Chairman accepted the credentials of Bryce Bennett, Landscape Architect with Shore Design Services.

He testified to the buffer to the neighbors has existing vegetation. They plan to cut back some of the growth and plant additional Evergreen trees to provide a denser buffer. He will provide foundation plantings and he agreed to meet with the Board Engineer and Township Engineer to resolve any landscape issues.

John Lord, P.E., P.P., Ramirez Engineering, was sworn. His credentials to testify were accepted.

In response to Mr. Boccanfusco's questions, Mr. Lord testified that the applicant will comply with all conditions in the resolution granting the use variance relief. He testified the hours of operation will be 7:00 AM to 5:00 PM six days per week. They will not be open on Sundays.

No outside storage other than the four storage containers will be provided on site.

Refuse will be collected from the trash room for the tenants.

The plan will be revised to show the roof drains tied in to the basin.

The grading will be adjusted along the front drive.

The sign will comply with the zone requirements and they will put the address on it.

Mr. Fowler recommended the drive aisle be increased. The applicant agreed to meet with Mr. Batzel for safety measures.

Mr. Fowler said the applicant should provide a solid six foot fence on the east side of the site.

The applicant agreed.

Mrs. Paxton's report will be reviewed at the next meeting.

Chairman Langer asked for public comment. There was none.

The application will be carried to the meeting of June 6, 2018. No further notice will be required.

OLD BUSINESS

**BA-3050- PSP-FSP-C-D-
Brick 70 Developers, LLC
Block 446, Lots 3.01, 3.02, &4
Block 446.22, Lots 12 & 13
535 & 545 Route 70**

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. Mizer, Mr. Langer, Mr. Anderson

The motion carried and Resolution R-18-18 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 9:06 PM

Respectfully submitted by:
Judy Fox Nelson