

A meeting of the Brick Township Board of Adjustment
was held on **June 20, 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
David Chadwick
Stephen Leitner
Mike Jamnik
Louis Sorrentino
Dawn White
Carl Anderson, Alt 1
Michele Strassheim, Alt 2

MEMBERS ABSENT

Frank Mizer

ALSO PRESENT

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

The Board Professionals were sworn.

VOUCHERS

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

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

BA-3077- PSP-FSP-CU-D-2/18
The Kamson Corporation
1658 Route 88
Block 1171, Lot 2

Chairman Langer announced the application for The Kamson Corporation will not be heard this evening. He explained the applicant's notice was deficient. They will be required to re-notice.

OLD BUSINESS

RESOLUTIONS

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

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

Ayes: Mr. Chadwick, Ms. White, Mr. Sorrentino, Mr. Leitner, Mr. Langer, Mr. Anderson, Ms. Strassheim

The motion carried and Resolution R-33-18 was adopted

BA-3069-12/17 Thomas E & Lynn M. Sadowski 106 St; Lawrence Boulevard Block 211.23, Lot 5

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

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

The motion carried and Resolution R-34-18 was adopted

BA-3080-2/18 Brian Fredericks 1148 Sally Ike Road Block 1417.14, Lot 49

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

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

The motion carried and Resolution R-35-18 was adopted

**BA 3089-D-3/18 Federal Realty Investment Trust
56 Chambers Bridge Road
Block 671, Lot 1.01**

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

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

The motion carried and Resolution R-36-18 was adopted

NEW BUSINESS:

**BA-3083-Jonathan Miller
731 Princeton Avenue
Block 938, Lot 74**

Jonathan Miller, owner and applicant was sworn
John Miller, Esq., Board attorney, stated for the record he is not related to the applicant. The applicant stated the survey is dated April 18, 2018. He testified he is a licensed engineer and he is seeking to legalize the fence he constructed on his rear yard. They have a five foot vinyl fence for the safety of their children and dog. They have two frontages. There is a 20 foot front yard set-back required whereas 0 is proposed. The fence is 24 feet long on the easterly side and 66 feet along the westerly side. He testified numerous properties in the neighborhood have similar fencing. He testified to the positive and negative criteria.

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

Factual findings were provided by Mr. Chadwick.

All members concurred with the 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. Anderson, Mr. Langer

**BA-3073-C-12/17, VS Enterprises, LLC
Block 1326.03, Lot 42 & 43**

**199 Riviera Drive
Bulk Variance (carried from May 2, 2018)**

Peter A. Loffredo, Esq., appeared on behalf of the applicant. He stated the property is an undersized lot and that buy/sell letters were sent to the adjacent property owners, but no owners expressed interest to buy or sell. James Giordano, P.E., P.P., TEC Engineering, Point Pleasant, engineer and planner for the applicant was sworn and his credentials were accepted by the Chairman.

He testified the subject property is an undersized 5,095 SF vacant lot and the applicant is proposing to construct a 4 bedroom, 2 story single family dwelling with an attached 2 car garage, a concrete block basement, an 80 SF front porch and a 21 SF rear deck. The lot has 5,095 SF lot area whereas 7,500 sf is required. The minimum lot width requirement is 75 feet whereas 61.75 feet is proposed. The applicant is seeking variances for lot area and lot width. The applicant will meet all of the setbacks.

Mr. Giordano displayed the revised plan dated March 19, 2018. He agreed there will be no set back variances. They agree to provide 2 steps at the front entrance.

Regarding storm-water there is a net benefit to the adjoining properties. The storm-water has been calculated on the 25 year storm. There is a proposed drywell to accommodate the rear roof drains

He testified the applicant is proposing a concrete block basement. He does not expect any problem.

They will meet the RSIS standards.

Mr. Giordano testified this property is consistent with the character of the neighborhood. He agreed to consolidate the lots.

Chairman Langer called for public comment.

Jeanine Lacalamito, 188 Riverside Drive North, was sworn. She testified she has a sump pump in her basement and was hoping the drainage would be in the front. She is requesting the builder provide some trees for privacy and water retention.

Mr. Giordano testified the drywell cannot be in the front and is designed to take the roof runoff and the water is not being directed to her lot. He said the lawn will help soil retention and the proposed dwelling meets the height requirements.

Seeing no other comments, the Chairman closed the hearing.

Factual findings were provided by Mr. Chadwick.

All members concurred with the findings with a recommendation to provide some buffer.

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

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

ADJOURNMENT

The Chairman noted there is a Special Meeting next week, June 27, 2018.

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

The meeting was adjourned at 8:53 PM

Respectfully submitted by:
Judy Fox Nelson