

A meeting of the Brick Township Board of Adjustment  
was held on **May 2, 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  
Sean Kinnevy, Zoning Officer  
Denise Sweet, Court Reporter  
Pamela O'Neill, Secretary

The Board Professionals were sworn.

**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

**RESOLUTIONS**

**BA-3057-8/17- Ronald Russomanno  
308 Cutter Lane  
Block 44.14, Lot 5**

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

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

The motion passed and Resolution R-26-18 was adopted.

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

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

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

The motion passed and Resolution R-27-18 was adopted.

**BA-3071-12/17-John Jennings**  
**341 Bay Lane**  
**Block 44.12, Lot 21**

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. Mizer, Mr. Langer

The motion passed and Resolution R-28-18 was adopted

**NEW BUSINESS:**

Chairman Langer announced the following case will be carried to the meeting of August 15, 2018

**BA-3075- Gregory Ulaskevich**  
**28 Alcala Drive**  
**Block 211.07, Lot 14**

The applicant will notice for the hearing.

**BA- 3074-C-1/18-Ronald Clark  
82 Tall Timber Drive  
Block 133, Lot 16**

Nicholas Montenegro, Esq. appeared on behalf of the applicant. Ronald Clark, applicant, 36 Yawpo Avenue, Oakland, NJ 07436, was sworn Jason M. Marciano, P.E. P.P., was sworn and his credentials to testify as engineer and planner were accepted by the Chairman.

The following exhibits were marked:

A-1 -2 Color photos of the existing home proposed to be demolished

A-2- Color Ariel photograph prepared by East Coast Engineering

A-3-Color Renderings of the proposed dwelling from the Architect, Craig Brearley, dated December 2, 2017

Mr. Marciano testified the existing lot is a waterfront undersized and irregularly shaped and contains 3,433 SF where 7,500 SF is required and has approximately 56 feet of curved frontage. The lot has 83.54 feet in depth on the southerly side and 48.60 feet on the north side of the lot where 90 feet is required.

Mr. Marciano testified the proposed dwelling requires a variance for the front yard setback. He stated the proposed house is similar to others in the area and the lower level will be used for parking and storage only and they have obtained a CAFRA permit. The proposed home will comply with FEMA requirements and the bulkhead has been upgraded recently.

He reviewed the report dated February 27, 2018, prepared by Brian Boccanfuso, P.E. CME Associates.

Mr. Montenegro verified that certified letters were sent to the adjoining lot owners. The Eagle Point Association indicated that they have no interest in buying or selling and they support the application of Mr. Clark. The other owners Mr. and Mrs. McEvoy were present at the meeting and indicated to Mr. Montenegro they are not interested in buying or selling and they support the application as well.

Mr. Marciano testified it would be too difficult to design a house to comply with the setbacks. He testified to the positive criteria and that there is no detriment to the neighborhood.

There was a question regarding the length of time that the house has been vacant. Mrs. McEvoy, 80 Tall Timber Drive, was sworn and she testified the house has been vacant for 28 years.

Mr. Boccanfuso stated he had no comments or questions.

Mr. Kinnevy said the new house would be a benefit to the community.

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

Ms. White gave factual findings and all members concurred.

A motion was made by Mr. Mizer and seconded by Mr. Jamnik

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

**BA-3073-C-12/17, VS Enterprises, LLC**  
**Block 1326.03, Lot 42 & 43**  
**199 Riviera Drive**  
**Bulk Variance**

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.

Mr. Loffredo introduced the applicant , VS Enterprises, Mr. Valerijus Spikalovas, (known as Larry) who was sworn Ed Vespi, Realtor with Diane Turton Realtors, was sworn as well.

No engineer was present to testify.

Mr. Loffredo stated the subject property is an undersized 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. Mr. Loffredo noted revised plans have been submitted to the Board dated March 29, 2018

Mr. Miller said that a licensed engineer or planner was needed to testify to the variances.

Chairman Langer announced the hearing will be carried to the meeting of June 20, 2018. There will be no further notice. This announcement is the notice. Mr. Loffredo was advised to have an engineer or planner present to testify.

**ADJOURNMENT**

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

The meeting was adjourned at 8:00 PM

Respectfully submitted by:  
Judy Fox Nelson