

A meeting of the Brick Township Board of Adjustment was held on **November 7, 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
Mike Jamnik
Stephen Leitner (arrived 7:10 PM)
Louis Sorrentino
Carl Anderson, Alt 1
Michele Strassheim, Alt 2

MEMBERS ABSENT

Dawn White

ALSO PRESENT

John Miller, Esq.
Brian Boccanfuso, PE
Christopher Romano, Zoning Officer
Tara Paxton, AICP/PP, Assistant Municipal Planner
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary

The Board Professionals were sworn.

OLD BUSINESS:

RESOLUTIONS

**BA-3096-4/18-Adam Watman
82 Driftwood Drive
Bock 86.09, Lot 1**

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

Ayes: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Leitner, Mr. Mizer, Mr. Langer
Mr. Anderson

The motion carried and Resolution R-58-18 was adopted.

**BA-3098-CT07, 135 Brick Boulevard, LLC
135 Brick Blvd
Block 381, Lot 2
Amended Final Site Plan**

The resolution will be carried to the meeting of November 19, 2018.

**BA-3091 –PSP-FSP-C-D-3/18 and BA 3092 MS consolidated
1916 NJ State Hwy Route 88
Block 868.01, Lot 15 & 16
Preliminary and Final Major Site Plan and Minor Subdivision**

Mr. Miller recited some last minute changes to the resolution.

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

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

The motion carried and Resolution R-60-18 was adopted.

NEW BUSINESS:

Chairman Langer announced the following case listed on the agenda will not be heard tonight.

**BA-3051 Mar-T-Development
581 Mantoloking Road
Block 190.88, Lot 18
Appeal**

This application will be carried to January 16, 2019

**BA-3112-Alfred Yervasi
129 Courtshire Drive
Block 382.33, Lot 64
Bulk variance**

Robert Ryan, son in law of applicant Alfred Yervasi was sworn. He spoke on behalf of the applicant who is 94 years old. He stated they are seeking a variance to install a generator 3.2 feet from the easterly side of the property whereas 6 feet is required.

He testified there would be no negative impact on the neighbors.

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

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

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

Ayes: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Leitner, Mr. Mizer, Mr. Langer
Mr. Anderson

BA-3110-Michael and Natalia Colombino
140 Valencia Drive
Block 211.29, Lot 13
Bulk variance

Chairman Langer announced the case will not be heard tonight due to deficient notice. Secretary Pam O'Neill will reschedule the application.

BA-3115-PSP-FSP-7/18 The Farm at 511, LLC
511 Herbertsville Road
Block 1383, Lot 2
Preliminary & Final Major Site Plan

John J. Jackson, Esq., appeared on behalf of the applicants.
The witnesses were sworn as follows:

Charles Lindstrom, P.E., P.P., engineer and planner
Jason Lusardi, Architect
Mr. & Mrs. Bott, owners of The Farm at 511, LLC

Their credentials were accepted by the Chairman

Exhibit A-1 Power point Presentation, pages 1 to 41 was marked.

Mr. Jackson described the application. Mr. Bott is a Chef and he and his wife run a wedding catering service. A 6,000 SF beautiful barn like structure has been designed by Mr. Lusardi. The area has been a farm in Herbertsville for many years. The site has a residential dwelling, a garage and a restaurant. They will retain the farm character. Mr. Jackson said they intend to prepare the food on site and transport it to the wedding

site. They propose paver patios and walkways, arbors, four herb gardens and an outdoor freezer.

Mr. Jackson stated the use is now permitted and they are seeking few variances. They are proposing a rental kitchen for other chefs.

Rick Bott, owner and chef of Merry Makers Caterers was sworn. He gave a brief history of his company that started 40 years ago. They are 90 percent weddings. They are looking to do farm to table catering. They have three properties where they do the weddings. There will be no events at this site.

They have a cold kitchen and a hot kitchen. The present business is 37,000 SF. The proposed business will be 6,000 SF.

The present building will be used for a kitchen to be rented and offices. They will have a small grocery store to purchase catered food.

Mr. Bott testified the sales will all take place at the three event sites.

He testified the garage will be used for holiday and summer storage along with lawn mowers etc. for maintenance. He testified the fire pit is being removed.

The four delivery vehicles will be stored in the back. Mr. Bott said they will limit the delivery trucks to 32 foot for the two purveyors who will make deliveries between 6 and 7 am.

He testified he will provide a truck turning template.

Charles Lindstrom, engineer and planner testified the site is particularly suited for the proposed food preparation facility, retail sales and a rental kitchen uses. He testified the Board had previously granted a use variance for a restaurant use. He further testified the site is large and well buffered and can easily handle the proposed uses. He stated NJDEP has determined that CAFRA and wetlands permits are not required. He testified the aesthetics for the site will be enhanced. The dwelling will be refurbished and two parking spaces will be installed for the dwelling..

Mr. Lindstrom testified the applicant will pave the front parking area to provide 9 to 10 paved parking spaces, add landscaping and provide a new trash enclosure. They propose payment to the Township sidewalk fund in lieu of installing the sidewalks.

They will provide street trees and adjacent to the buffer area. They will comply with the Traffic Safety recommendation to restripe and widen the handicap spaces along with the construction of a ramp.

Mr. Jackson submitted Exhibit A-2, a google earth photo of the sign. Chairman Langer noted the sign had received a previous variance for the sign and it can remain. The applicant agrees to put the address on the sign.

Mr. Lindstrom noted a variance is needed for the trash enclosure which is being relocated within a foot of the property line. It joins the wooded area behind. They will landscape it on two sides. He stated the applicant will install curbing next to the buffer

and railroad ties on the balance to contain the gravel areas. Landscaping will be provided subject to the approval of the Board Engineer and Planner.

Exhibit –A-3, an Ariel view of the surrounding properties was marked.

Mr. Lindstrom testified to the rural character of the Herbertsville area.

Chairman Langer called upon Ms. Strassheim to report on the findings of the Architectural Committee.

She stated the proposed new building will be constructed to connect the existing garage and building forming a big U. The exterior colors will be muted and fit in with the Farm theme. An herb garden will be located in the center of the U shape. The existing sign is proposed to remain. The committee had no objection to the application.

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. Mizer and seconded by Mr. Chadwick to approve the application.

Ayes: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Leitner, Mr. Mizer, Mr. Langer
Mr. Anderson

ADJOURNMENT

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

The meeting was adjourned at 9:20 PM

Respectfully submitted by:
Judy Fox Nelson