

A meeting of the Brick Township Board of Adjustment
was held on **December 19, 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
Dawn White
Mike Jamnik
Louis Sorrentino
Carl Anderson, Alt 1
Michele Strassheim, Alt 2

MEMBERS ABSENT

Stephen Leitner

ALSO PRESENT

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

The Board Professionals were sworn.

VOUCHERS:

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

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

OLD BUSINESS:

RESOLUTIONS

BA-3081-2/18-Robert and Carol Taffaro
206 McKinley Court
Block 1361.43, Lot 23
Bulk variance

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

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

The motion carried and Resolution R-67-18 was adopted.

BA 3115-PSP-FSP-C-D-7/18 The Farm at 511, LLC
511 Herbertsville Road
Block 1393, Lot 2
Preliminary and Final Major Site Plan with Variance

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

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

The motion carried and Resolution R-66-18 was adopted.

BA-3098- A-FSP-4/18 CT07, 135 Brick Boulevard, LLC
135 Brick Boulevard
Block 381, Lot 2
Amended Final Site Plan

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

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

The motion carried and Resolution R-59-18 was adopted.

BA-3111 7/18 -Ashley and Adam Mewherter
5602 Dorothy Place
Block 190.07, Lot 1
Bulk Variance

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

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

The motion carried and Resolution R-65-18 was adopted.

NEW BUSINESS:

**BA-3062- Brick UELLC, Urban Edge Properties
744 Route 70 West
Block 701, Lot 7 & 8.03**

John Sarto, Esq, Giordano, Halleran & Ciesla appeared on behalf of the applicant. Mr. Sarto referred to his letter dated October 24, 2018 where he requested the Board of Adjustment Modify the Resolution R-13-18 dated February 21, 2018. The approval required the consolidation of the lots on site. He said it will be impossible to consolidate the lots as they are owned by different entities.

Ms. Paxton stated the work has been completed on the site, but they need to delete this paragraph for the resolution to be in compliance. She noted it will have no impact on the site.

Chairman Langer called for public comment. Seeing none he called for a vote.

A motion was made by Ms. White and seconded by Mr. Chadwick to grant the applicants request to modify the resolution.

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

**BA-3118-8/18 Louis and Carol Possess
343 North Bay Drive
Block 43.05, Lot 16**

Jilian McLeer, Esq., King, Kitrick, Jackson & McWeeney, LLC, appeared on behalf of the applicants. Ms. McLeer gave a brief overview of the application. She said the applicants are seeking approval to construct a swimming pool on a lot that has a several existing non conformities at the end of North Bay Drive.

Robert Burdick, PE, PP, was sworn and his credentials to testify were accepted Exhibit A-1, power point presentation was marked. He testified the applicants are seeking bulk variance relief to construct a 10 FT by 20 FT in ground swimming pool with a surrounding paver patio and fencing. The fire pit will be removed. It will be an aesthetically pleasing addition to the property and would not be a detriment to the zone plan. . The applicant will require a front set back variance, 25 feet required, 5 feet proposed, rear set back variance, 15 feet required, 8 feet proposed, rear set back pool equipment, 15 feet required, 11 feet proposed, fence height 4 feet required, 6 feet proposed, front setback 10 feet required, 5 feet proposed.

Louis Possess, owner and applicant was sworn. He testified this is his summer home. He will be removing the hot tub for the pool construction. The shed and Tiki Bar will require a variance as well. He agreed to get a permit for the Tiki Bar.

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

Factual findings were provided by David Chadwick. All members concurred with the findings.

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

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

BA-3120 8/18- Claudia Dressler
212 Cleveland Court
Block 1359.42, lot 11 & 12
Bulk Variance

Claudia Dressler, applicant and owner was sworn. She is seeking a variance to legitimize the installation of a membrane carport structure on her property. There was some concern about the ordinance which prohibits the use of a membrane subject for more than 6 months. Ms. Dresser would like to have the membrane structure year round.

Mr. Boccanfuso noted he doesn't think the request rises to the criteria and does not meet the positive and negative criteria. There are no advancement of the Land Use Law.

Mr. Mizer noted he was involved when the ordinance was passed and he felt it was not intended to be a year round use.

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

Factual findings were provided by Mr. Mizer. All members concurred with the findings.

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

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

Mr. Miller stated the application was denied.

Chairman Langer noted this is the last meeting of the year. He thanked the Board Members and Board Professionals. He wished all happy holidays.

ADJOURNMENT

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

The meeting was adjourned at 8:16 PM

Respectfully submitted by:
Judy Fox Nelson