

A meeting of the Brick Township Board of Adjustment
was held on **February 20, 2019** in the Municipal Building
401 Chambers Bridge Road.

The meeting was called to order at 7:00 PM.

Notice of a Regular 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
Mike Jamnik
Dawn White
Louis Sorrentino
Michele Strassheim, Alt 1

MEMBERS ABSENT

Frank Mizer
Carl Anderson
Lori Burns, Alternate 2

ALSO PRESENT

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

Chairman Langer called the meeting to order.
The Board Professionals were sworn

OLD BUSINESS

Resolutions

**BA-3109-7/18- Patricia McGowan
24 West Granada Drove
Block 211, Lot 12
Bulk Variance**

A motion was made by Mr. Jamnik to approve the resolution. The motion was seconded by Ms. Strassheim

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

The motion carried and Resolution R-12-19 was adopted

NEW BUSINESS

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

Joseph Kociuba, PE, PP, KBA Engineering, engineer, for the applicants, Michael and Natalia Colombino, was sworn and his credentials to testify were accepted by the Chairman.

Joseph Scognamiglio, Upgrade Construction, contractor for the applicants was sworn.

Mr. Kociuba testified the applicant's house was built in late 1980 to 1990 and was recently raised to comply with the FEMA regulations. The applicants are seeking variance to construct a 161 SF addition expand the guest bedroom to a Master Bedroom. They propose to add a 5' X 15' second floor balcony and legitimize the existing elevated front access stairs on the property.

Mr. Kociuba testified that the applicants require the following variances:

Side yard set-back 4.96 is proposed whereas 5 feet is required

Front yard access stairs 110 feet is proposed whereas 100 feet is required

Front yard balcony setback, 15.93 feet proposed whereas 15 feet is required

Maximum building coverage 39.74 feet is required whereas 35 feet is required.

Mr. Kociuba testified the addition will be aesthetically pleasing and have no adverse effect on the topography or the drainage on the site. The neighbor has almost the identical balcony on the property to the west of this lot. He said the benefits outweigh the detriments.

Mr. Boccanfuso said he had no engineering issues with the application.

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

Factual findings were made by Mr. Chadwick. All were in agreement with the findings.

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

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

BA-3122-9/18-John Hyfantis
65 Byron Road
Block 1210.26, Lot 1
Bulk Variance

John Hyfantis, and Marcia Guza, co-owners and applicants were sworn. He testified he is seeking a variance to install a generator for power in the event of an outage. He said his property is located on the corner of Byron and Wordsworth Road in a residential adult community. Mr. Hyfantis testified the side yard setback will be 2 feet 8 inches from the property line whereas 6 feet is required. He said it is not practical to put it in the back because it would be next to the neighbors' family room.

Mr. Hyfantis said he has approval from the Wedgewood HOA.

He will provide screening to keep the generator out of sight for his neighbors.

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

Factual findings were made by Mr. Chadwick. All were in agreement with the findings.

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

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

ADJOURNMENT

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

The meeting was adjourned at 7:30 PM

Respectfully submitted by:
Judy Fox Nelson