

A PUBLIC meeting of the Brick Township Board of Adjustment was held on Wednesday, **May 1, 2019** in the Municipal Building
401 Chambers Bridge Road.

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

Chairman Langer called the meeting to order. He led the Salute to the flag and read the following Open Public Meetings Act Statement.

Pursuant to Section 10 of the Open Public Meetings Act, notice of this meeting was sent and advertised in the Asbury Park Press and the Ocean Star. A copy of that notice was posted on the bulletin board, where public notices are displayed, in the municipal building. In addition, a copy of that notice is, and has been available to the public, and is on file in the office of the municipal clerk. Accordingly, this meeting is deemed to be in compliance with the Open Public Meetings Act.

Mr. Langer read a statement from the Insurance Company on proper meeting conduct.

The Roll was called

MEMBERS PRESENT

Harvey Langer
Frank Mizer
David Chadwick
Dawn White
Carl Anderson
Mike Jamnik
Frank Mizer
Louis Sorrentino
Michele Strassheim, Alt 1

ALSO PRESENT

Ronald Cucchiaro, Esq.
Brian Boccanfuso, PE
Christopher Romano, Zoning Officer
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary
James Winkowski, PE
Russell Schlefer, PE

The Board Professionals were sworn

VOUCHERS

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

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

OLD BUSINESS

BA-3130-11/18
Edmund Mucci, Jr.
304 Tide Pond Road
Block 44.20, Lot 3
Bulk Variance

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

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

The motion carried and Resolution R-21-19 was adopted.

BA-3133-11/18
Jeremy D. Fischer
518 Jackson Ave
Block 539, Lot 8
Bulk Variance

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

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

The motion carried and Resolution R-22-19 was adopted.

BA-3141-2/19 James and Elaine Simpson
626 Point Avenue
Block 931, Lot 17
Bulk Variance

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

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

The motion carried and Resolution R-23-19 was adopted.

BA-3143-2/19 Patricia DeAngelis
335 Cutter Lane
Block 44.15, Lot 18
Bulk Variance

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

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

The motion carried and Resolution R-24-19 was adopted.

BA-3137-C-1/19
Vincent and Eileen Ferranti
259 Curtis Point Drive
Block 45.07, Lot 29

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

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

The motion carried and Resolution R-25-19 was adopted.

NEW BUSINESS

BA-3132-PSP-FSP-C-D—Vilamoura, LLC
29-39 Mantoloking Road
Block 69, Lot 8, & 8.01
Height Variance, Preliminary and Final Major Site Plan

John J. Jackson, Esq. appeared on behalf of the applicants.

Chairman Langer noted there were other attorneys present and asked them to identify themselves.

Jean Cipriani, Esq. noted for the record she was authorized by the Mayor of Mantoloking to appear regarding the absence of notice from the applicant to the Borough.

Mr. Jackson asked her if she was authorized by the Council by resolution to appear or by the Mayor who owns a house across the water from the applicant.

There was some discussion with Mr. Cucchiaro determining that Ms. Cipriani could be recognized as representing the Borough of Mantoloking and that the Borough does have standing.

Gerald Dawling, Esq, appeared on behalf of Marion J. Lee, Inc., 73 Beaton Road, the adjoining property in Brick Twp.

Ms. Cipriani requested an adjournment of the application because of the jurisdictional issue of notice. She said the Borough of Mantoloking may be within the 200 foot list.

Mr. Jackson responded that the process of doing the notice was done properly.

After lengthy comments from Ms. Cipriani and Mr. Jackson, Mr. Cucchiaro advised the Board on the legal determination if the Board thinks the notice requirement was met by the applicant. He thought the applicant had the right to rely on the list provided by the Tax Assessor.

Ms. White said she is confident the Board has jurisdiction. All others concurred.

A motion was made by Mr. Mizer and seconded by Mr. Jamnik that the applicant has satisfied the notice requirement and the Board has jurisdiction to hear the matter.

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

Chairman Langer called for a brief recess at 8:16 PM. The hearing was called back to order at 8:24 PM.

Mr. Jackson stated he has a Power Point Presentation, Exhibit A-1, 54 page Power Point Presentation was marked.

The following witnesses were sworn:

Barry Mauriello, Operator of Caterers in the Park
Dan Governale, AIA, Architect
Justin Taylor, PE, Dynamic Engineering, Traffic Expert
Christine Nazaro Cafone, Planner
Joshua Sewald, PE, Dynamic Engineering

Mr. Jackson gave a brief overview of the proposed building as a ultra-high end wedding venue to be located at the former Winters Yacht Basin.

He noted the site has spectacular views for wedding ceremonies. They will continue to have a full marina. The proposed building is designed at 78 feet and will be iconic.

He referred to the Essex and Sussex Building in Spring Lake which is 112 feet high as an iconic site for Spring Lake.

Mr. Jackson called Mr. Mauriello, Operator of the wedding venue, to testify. He said he has partners, Joe Mauriello and Vito Cucci. They have three other wedding venues. The Park Savoy, Florham Park has been operation since 2011. The building dates back to 1880's and was completely renovated with gardens. Nanina's in the Park was the original venue in 2002. They renovated the building and turned a blacktop area into gardens. The newest venue is the Park Chateau renovated in 2016.

He testified most weddings are on weekends and start at 5:00 PM to 5:30 PM and last for 5 hours. They have about 50 employees. He noted the 370 degree views will make ceremonies on site very desirable. They expect 60 percent of the wedding ceremonies will be at the venue.

Joe Mauriello, Partner, was sworn. He testified to the operation of the restaurant element of the project. He said the ground floor, where the boats are docked, will have a very casual dock and dine bar and restaurant with a seafood bar serving lunch and dinner on a patio and inside. It will be a seasonal restaurant open from April to October. The second floor will be an upscale restaurant and bar with patio and indoor dining. It will feature a Steak and Seafood menu with a liquor license. Mr. Mauriello testified they will have 50 to 60 employees including the wedding facility and restaurant.

Dan Governale, AIA, Barlo, Governale and Associates, testified they designed the buildings to the unique qualities of the area and the site including the marina, boat garage building, restaurant, boat service components. One building will be for the marina service needs, the dock masters quarters, bathrooms, and ship store. The other building will hold the restaurants and bars and the wedding facilities.

He further testified the style is from the area and is similar to the style of the Hamptons, and New England with materials such as shingle, stone, trims, geometrics, gambrel roof, towers and a nautical feel.

He testified the site is 19 acres including wetlands. The height of the building is 78 feet from grade. There are multiple elements that break up the scale of the height. The building is designed to meet the base flood elevation and be resilient to flooding.

He stated in order to keep the building compact and provide parking under the structure, the needed to go higher.

He described the various towers, decks, doors and windows. The turret area will provide stairs up to the restaurant.

Mr. Cucchiaro announced the hearing will be carried to July 10, 2019. There will be no further notice.

Mr. Jackson agreed to a waiver of time through August 31, 2019.

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ADJOURNMENT

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

The meeting was adjourned at 9:59 PM..

Respectfully submitted by:
Judy Fox Nelson