

A SPECIAL meeting of the Brick Township Board of Adjustment
was held on **August 8, 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
Mike Jamnik
David Chadwick
Stephen Leitner
Louis Sorrentino
Dawn White
Michele Strassheim, Alt 2
Carl Anderson, Alt 1

ALSO PRESENT

Ron Cucchiaro, Esq.
Brian Boccanfuso, PE
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary

The Board Professionals were sworn.

VOUCHERS

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

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

NEW BUSINESS:

BA-3091-JSM at Martin Boulevard, LLC
BA-3092-JSM at Martin Boulevard, LLC
1906 Route 88
Block 868.01, Lot 15 & 16
Preliminary and Final Major Site Plan w/ Variances
Minor Subdivision w/ Variances

Doug Wolfson, Esq., appeared on behalf of the applicants.

Chairman Langer announced the application had been carried from the meeting of May 30, 2018. All witnesses are still under oath.

Mr. Wolfson said the Board requested the applicant to amend the site plan application to include the Trailer Park. Correspondence has been sent to the Board amending the application; however, the plans still remain accurate. He noted that the Board already heard testimony on the Trailer Park and they had agreed to the stone widening of the road.

Mr. Aulenbach testified the driveway change has had an impact on the number of parking stalls. Fifteen spaces have been lost. The total spaces have been reduced from 125 stalls to 110. They still exceed the required number of 95 stalls.

Chairman Langer opened the hearing for public questions and comments.

Aida Kawa, 135 Besante Blvd, was sworn. She asked if they were reducing the number of gas pumps.

Mr. Aulenbach responded they have not.

Ms. Kawa said she believed the applicant had agreed to reduce the number of pumps. Chairman Langer said they will check the record.

Louis Beatle, 137 Lillian Lane was sworn. He asked who has the authority to make changes on the entrances and exits.

Mr. Wolfson explained the applicant designs the plan subject to the DOT and County approvals.

Mr. Beatle request the Board consider the impact on his ability to make turns from his development.

Cindy Shay, 64 Lois Lane, was sworn. She asked to have Exhibits marked for the record.

Exhibit O-1 a package of 40 color photos of traffic on Route 88 was marked
Exhibit O-2- hand drawn poster showing existing conditions on Route 88 was marked
She testified to the congestion in the area and her concern for the safety of the residents in the area.

Chairman Langer called for a five minute recess to review the transcripts regarding the gas pumps as questioned by Ms. Kawa at 7:35 .A review of the transcripts showed no discussion or agreement to change the number of gas pumps.

Chairman Langer called the hearing back to order at 7:40.

Donna Bekefi- 136 Kaiser Blvd was sworn. She testified she does not believe the project will work because the traffic is so heavy.

Roxanne Jones, 1740 W. Princeton Avenue, was sworn. She testified she thinks the proposed Wawa will increase traffic and cause more accidents.

Carol Renkel, 115 Barb Lane, was sworn. She testified she is most impacted with noise, garbage and people who use her driveway. She said they do not need another gas station.

Dorothy Sterk, 114 Kenneth Drive, was sworn. She testified to the traffic and safety in the area and talked about fumes. She is opposed to another gas station.

Diana Grano, 147 Besante Boulevard, was sworn. She said she disagrees with the traffic report.

Robert Bierdermann, 95 Kaiser Boulevard, was sworn. He said the traffic will be gridlock and there will be traffic accidents.

Judson Wampole, 91 Kenneth Boulevard, was sworn. He asked why the applicant did not change the other entrance.

Mr. Wolfson stated the DOT had approved the original plan for the entrance. The applicant agreed to go back to the State to make the entrance limited to right in and right out.

Laura Dougherty, 91 Kenneth Boulevard, asked why the applicant did not make the change on the other entrance. She said they did not need another Wawa, gas station or bank. She expressed concern about lighting and noise and crime in all night parking lots, and the environment.

Mr. Wolfson said they did consider the change and decided they did not need to do so.

Mary Hayes, 153 Taylor Drive, was sworn. She explained some of the difficulties of making turns out of the new Wawa.

Cheryl Geisler, 202 Georges Road, was sworn. She is opposed to this development and the traffic concerns and the quality of life.

Louis Beatle, 137 Lillian Lane made a statement that the developers are only interested in competition.

Billy Prongy, 53 Third Street, was sworn. He said he lives in the mobile home park He asked when the roads were to be paved and water to be improved.

Mr. Wolfson said they will look into the water situation and the road will be improved as part of this application.

Charles Bacon, 676 Thiele Road, was sworn. He asked how buses will park.

Mr. Aulenbach responded there are three larger parking stalls behind the building.

Mr. Bacon asked if the applicant can be required to make a change to the driveway after it is built. Mr. Cucchiaro said the Board will not have the jurisdiction.

Dorothy Sterk, 114 Kenneth Drive, was sworn. She spoke again in opposition.

Lia LePore, 114 Louis Lane, was sworn. She spoke of traffic accidents on Route 88.

Seeing no other people to speak, the Chairman closed the Public.

Mr. Cucchiaro advised the Board on the responsibility under the law. The Board must vote pursuant to the law.

Mr. Wolfson noted they had modified the plan to be compliant with the conditions of the Conditional Use.

Ms. Paxton stated they still have the variance for the use of the driveway on the separate lot.

Mr. Cucchiaro said there are 2 D-1 Variances.

1. Changing the size of the parcel for the mobile homes
2. The driveway on a separate lot

All other variances are subsumed by this approval if it is granted.

Mr. Wolfson summarized the positive and negative criteria. He thanked the Board and the Board professionals for the time and effort.

Chairman Langer called for a 5 minute recess.

He called the meeting back to order at 8:56 PM.

Mr. Mizer gave factual findings.

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

Voting in the affirmative: Mr. Chadwick, Mr. Jamnik, Mr. Mizer, Mr. Langer

Voting NO: Mr. Sorrentino, Mr. Leitner, Ms. White

Ms. White changed her vote to Yes because she said the Law required her to.

ADJOURNMENT

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

The meeting was adjourned at 9:05 PM

Respectfully submitted by:
Judy Fox Nelson