

A Special Meeting of the Brick Township Board of Adjustment
was held on **March 28, 2018** in the Municipal Building.
The meeting was called to order at 7:00 pm.

Notice of Special 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
Frank Mizer
Louis Sorrentino
Carl Anderson, Alt 1
Michele Strassheim, Alt 2

MEMBERS ABSENT

Stephen Leitner

ALSO PRESENT

John Miller, Esq.
Kurt Otto, PE
Tara Paxton, AICP/PP, Assistant Municipal Planner
Sean Kinnevy, Zoning Officer
Danielle Golba, Court Reporter
Pamela O'Neill, Secretary

The Board Professionals were sworn.

Chairman Langer announced the following application will not be heard this evening because they did not properly notice

**BA-3064 David B. Thieme
546 California Drive
Block 1393.20, Lot 41**

NEW BUSINESS:

BA-3063-Theodore and Linda Pecoraro
230 Squan Beach Drive
Block 45.04, Lot 59.01
Bulk Variance

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

Theodore Pecoraro, applicant was sworn. He testified he was seeking a variance to construct an elevated deck with a solid fiberglass floor to provide protection from the sun for his family. He agreed to install a plexi-glass railing to protect anyone from falling off.

Charles Lindstrom, P.E., engineer for the applicant was sworn. He testified the deck would be in 2 parts, a 26'9" X 10'4" and a bump out of 26'2" X 15'8". A variance for lot coverage is needed because they are proposing 33.46 % lot coverage whereas 30% is permitted.

Chairman Langer opened the hearing to the Public. Seeing none, he closed the Public.

Factual findings were presented by Ms. White. All members concurred.

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

Voting in the Affirmative: Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Sorrentino, Mr. Anderson, Mr. Langer

Voting no: Mr. Mizer

BA-3060-9/17 Christine and Keith McClean
1491 Patriot Avenue
Block 793, Lot 1
Bulk Variance

Christine McClean, applicant was sworn. She testified they are seeking a variance to construct a 10 X 20 foot in ground swimming pool with a paver patio on and fencing in the side yard of the property. She testified they are on a corner and therefore have 2 front yards. The pool is proposed to front on Cedar Avenue which is a paper street. They need a front yard setback where 12.5 feet is required and 0 feet is proposed for the pool and the same for the fence. They also need a variance for the 6 foot fence. The pool equipment will be in the rear yard and will not require a variance. The Chairman called for public comment or questions. Seeing none he closed the public

Chairman Langer opened the hearing to the Public. Seeing none, he closed the Public.

Factual findings were presented by Ms. White. All members concurred.

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

Voting in the Affirmative: Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Sorrentino, Mr. Anderson, Mr. Mizer, Mr. Langer

**BA-3065 -11/17 Elizabeth Ann Don-Trainor
127 Valencia Drive
Block 211.28, Lot 2
Bulk variance**

Elizabeth Ann Don-Trainor, applicant was sworn. She testified she is seeking a variance to construct a 30" X 6 " vinyl deck to access the front doorway to her residence which will be raised to comply with current FEMA regulations. She testified it will be similar to other decks in the neighborhood.

She is proposing the deck at 16 feet whereas 20 feet is required

Chairman Langer opened the hearing to the public.

John and Jeanne McConachie, 125 Valencia stated they had a concern that the 8 foot high proposed elevated deck would block sunlight from their home and drainage issues. Exhibit O-1 and O-2 were marked. They are 2 photos of the sun on their home.

The applicant stated the deck will be constructed with a slat base which will provide adequate drainage for the deck.

Seeing no other members of the Public, the Chairman closed the Public.

Factual findings were presented by Mr. Chadwick. All members concurred.

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

Voting in the Affirmative: Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Sorrentino, Mr. Anderson, Mr. Mizer, Mr. Langer

**BA-3058-9/17 Kathleen D'Eufemia
133 Joie Place
Block 990.09, Lot 5
Bulk Variance**

Christopher D'Eufemia, son of the applicant was sworn. He testified that the Applicant is seeking a variance to construct a 10 foot by 32 foot rear yard deck with a railing in order for the applicant, who is handicapped to better access the rear doorway of the existing dwelling. The applicant is proposing a rear yard set -back of 11 feet whereas 20 feet is required.

Chairman Langer opened the hearing to the Public. Seeing none, he closed the Public.

Factual findings were presented by Ms. White. All members concurred.

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

Voting in the Affirmative: Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Sorrentino, Mr. Anderson, Mr. Mizer, Mr. Langer

OLD BUSINESS:

Resolutions

Corrective resolution

**BA-2906-PSP-FSP-C-D-10/14 Lawrence Wehrlen of Lawrence Wherlen, LLC
Princeton Avenue
Block 871, Lots 8, 8.01 and 8.02
Preliminary & Final Major Site Plan**

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

Voting in the Affirmative: Ms. White, Mr. Sorrentino, Mr. Mizer, Mr. Langer

The motion carried and Resolution R-17-18 was adopted

**BA-3059-9/17 Patricia Hyers and James Pona
108 Vanard Drive
Block 274, Lot4.01 Lots4.01, 5.6 &7
Bulk Variance**

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

Voting in the Affirmative: Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Sorrentino, Mr. Mizer, Ms. Strassheim, Mr. Langer

The motion carried and Resolution R-16-18 was adopted

Corrective resolution

BA-3042-MSP-C-D-Carmine Teta
431 Mantoloking Road
Block 188, Lot1
Minor Site Plan with Variances

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

Voting in the Affirmative: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Langer

The motion carried and Resolution R-15-18 was adopted

ADJOURNMENT

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

The meeting was adjourned at 10:00 PM

Respectfully submitted by:
Judy Fox Nelson