

A **PUBLIC** meeting of the Brick Township Board of Adjustment
Was held on Wednesday, **September 4, 2019** at Brick Township 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
Mike Jamnik
Louis Sorrentino
Carl Anderson
Michele Strassheim, Alt 1

MEMBERS ABSENT

Dawn White

ALSO PRESENT

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

The Board Professionals were sworn

OLD BUSINESS

VOUCHERS

A motion to approve the Vouchers was made by Mr. Jamnik and seconded by Mr. Mizer
In favor: Mr. Chadwick, Mr. Jamnik,
Mr. Sorrentino, Mr. Mizer, Mr. Anderson, Ms. Strassheim, Mr. Langer

RESOLUTIONS

**BA-3150- Kelly McCann of True Colors Ministry International
Block 380.19, Lot 1.02
74-80 Brick Boulevard, Building 1
Use Variance**

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

In favor: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Langer

The motion carried and Resolution R-41-19 was adopted.

NEW BUSINESS

**BA-3139 –C-4/19
DRM Construction, LLP
137 Jordan Road
Block 990.02, Lot 5**

John J. Jackson, Esq., appeared on behalf of the applicant. Jillian McLeer, Esq. was present as well. The applicant proposes to construct an elevated two story, three bedroom single family dwelling with a grade level garage including storage under the structure. There are two driveways proposed.

Exhibit A-1, a Power Point Presentation Pages 1 to 19, was marked.

Exhibit A-2, letter from KKJMW dated April 9, 2019 to Kevin Watson, 2 Shore Pine Drive
Exhibit A-3, letter from KKJMW dated April 9, 2019 to Maryanne Watson, 1 Holly Acres Drive

Exhibit A-4, letter from KKJMW postmarked April 10, 2019 to John Sweeney, 6 Shore Pine Drive

Matthew Wilder, P.E., engineer for the applicant was sworn and his qualifications to testify were accepted by the Chairman. He testified the property is vacant and is an undersized lot located in the R-7.5 zone. He further testified the applicant tried to purchase land from adjoining owners. They are seeking variances for bulk relief for minimum lot area, 7,500 SF is existing whereas 9,000 SF is required and for minimum front yard setback for 23 feet whereas 25 feet is required.

Mr. Wilder testified the applicant will comply with RSIS standards, new utility laterals will be installed, and they will comply with all grading and drainage requirements. He also testified the proposed design of the home will fit in with the character of the neighborhood.

Mr. Jackson confirmed the applicant sent Dallmeyer letters to adjacent property owners in August of 2019 and did not receive any response.

Mr. Wilder testified the benefits of the application outweighed the detriments because the property would have compliant off street parking and the application would eliminate a vacant lot and there will be no detriment to the zone plan.

Brian Boccanfuso, P.E. CME, Associates, referred to his report dated April 5, 2019 with the following comments:

The front yard setback is 14.9 feet

The height of the dwelling complies with the Flood Zone

The location of the AC unit will comply with the ordinance.

Chairman Langer opened the hearing to the public.

Seeing no one, he closed the hearing to the public.

Mr. Chadwick provided factual findings and all members concurred with the findings.

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

Voting in favor: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Mizer, Mr. Anderson, Mr. Langer, Ms. Strassheim

BA-3151-4/19 Frederick Tinao

Block 938, Lot 35

729 Princeton Avenue

Bulk Variance

Frederick Tinao, applicant was sworn. He said he is seeking a variance to construct a 12 X 16 foot inground pool in the rear yard of the property.

The rear yard setback is 8 feet whereas 20 feet is required.

The rear yard fencing is set back 0 feet whereas 20 feet is required.

The side yard fencing is set back 6 feet whereas 10 feet is required.

Mr. Boccanfuso noted the fence should be included in the variance request.

Chairman Langer opened the hearing to the public.

Seeing no one, he closed the hearing to the public.

Mr. Mizer provided factual findings and all members concurred with the findings.

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

Voting in favor: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Mizer, Mr. Anderson, Mr. Langer, Ms. Strassheim

BA-3153-5/19 Patrick Christie
210 7th Avenue
Block 11-17, 19, 21 and 23
Bulk Variance

Patrick Christie, applicant, was sworn. He testified this is a secondary home. He is looking to replace 220 feet of six foot high fence with the section on Route 35 South which will be 3 feet from the roadway. He noted the pine trees will remain.

The applicant agreed to consolidate the lots.

He testified his neighbors will benefit from the change.

Chairman Langer opened the hearing to the public.
Seeing no one, he closed the hearing to the public.

Mr. Chadwick provided factual findings and all members concurred with the findings.

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

Voting in favor: Mr. Chadwick, Mr. Jamnik, Mr. Sorrentino, Mr. Mizer, 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 7:39 PM.

Respectfully submitted by:
Judy Fox Nelson