

A **PUBLIC** meeting of the Brick Township Board of Adjustment
Was held on Wednesday, **November 13, 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
Dawn White
Mike Jamnik
Michele Strassheim, Alt 1

MEMBERS ABSENT

Carl Anderson
Louis Sorrentino

ALSO PRESENT

John Miller, Esq.
Brian Boccanfuso, PE
Christopher Romano, Zoning Officer
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. Mizer and seconded by Mr. Chadwick

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

RESOLUTIONS

OLD BUSINESS

BA-3158 C-6/19
Juan and Diana Betancourth
Block 192, 91, Lot 8
9 Morey Lane
Bulk Variance

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

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

The motion carried and Resolution R-48-19 was adopted.

BA-3157 Brian Dreher
Block 870.22 Lot10.01
11 Brushy Neck Court
Bulk Variance

Mr. Jamnik recused himself and left the podium.

Brian Dreher, 11 Brushy Neck Drive, applicant was sworn and he stated he wants to construct a fence.

Chairman Langer inquired about the conservation easement shown on the plan. Mr. Boccanfuso said the Board does not have the jurisdiction to grant a variance in the easement area. He suggested the applicant investigate the terms of the easement and come back to a future meeting.

Chairman Langer announced the application will be carried to the meeting of January 29, 2020. This is the notice. No additional notice is required.

Mr. Jamnik returned to the hearing.

BA-3155-5/19 Russell P. Guagenti
Block 36, Lot 10.01
116 Lyndhurst Drive
Bulk Variance

Chairman Langer noted the application has been carried from October 2, 2019.

Mr. Guagenti was sworn. He testified he has provided a letter to the Board from Charles A, Lindstrom dated October 15, 2019, indicating they have reviewed the sight distance at the intersection of Lyndhurst Drive and Route 35 N looking in a southerly direction to evaluate whether a proposed 6 foot high solid fence along the westerly property line which reduces to a 4 foot high open picket fence within the front setback would impede the sight distance from the intersection.

Mr. Lindstrom indicated there is sufficient sight distance to allow safe and adequate egress from Lyndhurst Drive as well as safe ingress from Route 35 into the residential street. The letter was marked Exhibit A-1.

Vinginza Guagenti was sworn. She testified they are seeking to install a 6 foot solid vinyl fence along Route 35 for the safety of the grandchildren. They require a variance for 0 feet whereas 12.5 feet is required and 21.4 feet whereas 25 feet is required. They also need a variance for a six foot solid fence whereas a 4 foot picket is permitted. She testified there is no negative impact on her neighbors.

Chairman Langer opened the hearing to the Public for comments or questions. Seeing none, he closed the Public.

Factual findings were presented by Ms. Strassheim and all members concurred

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

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

BA-3165-8/19- Marcy Szebenyi
Block 1349.25, Lot 19
285 21st Avenue
Bulk Variance

Marcy Szbenyi, 288 21st Avenue, was sworn. She testified she had a six foot stockade fence installed along the property line. She has 53 feet of fencing on 20th Avenue which is the second frontage and 25 feet of fence on the right side. The proposed set back is 25 feet where 0 feet is provided.

She testified there are similar fences in the neighborhood. The fence is for the safety and privacy of her family'

Chairman Langer opened the hearing to the Public for comments or questions. Seeing none, he closed the Public.

Factual findings were presented by Mr. Mizer and all members concurred

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

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

ADJOURNMENT

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

The meeting was adjourned at 8:15 PM.

Respectfully submitted by:
Judy Fox Nelson