

A **PUBLIC** meeting of the Brick Township Board of Adjustment
Was held on Wednesday, **December 18, 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
Louis Sorrentino
Dawn White
Mike Jamnik
Michele Strassheim, Alt 1

MEMBERS ABSENT

Carl Anderson

ALSO PRESENT

John Miller, Esq.
Brian Boccanfuso, PE
Tara Paxton, AICP/PP, Municipal Planner
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. Sorrentino, Mr. Mizer, Ms. Strassheim, Mr. Langer

RESOLUTIONS

OLD BUSINESS

**BA-3166 Francisco Clemente
Block 938 Lot 73
733 Princeton Avenue
Bulk Variance**

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

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

The motion carried and Resolution R-51-19 was adopted.

**BA-3160- PSP-FSP-C-D- WCS Properties c/o William Sitar
Block 702.01, Lot 1 & 2
105 Chambers Bridge Road
Site Plan with Use Variance**

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

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

The motion carried and Resolution R-52-19 was adopted.

**BA-3152-DMT Enterprises, LLC
Block 612, Lot 1.01
670 Mantoloking Road
Use Variance with Minor Site Plan**

Christopher LaMonica, Esq. appeared on behalf of the applicant.

Frank Baer, PE, PP, WSB Engineering, was sworn and his credentials to testify as Engineer and Planner

David Polonia, 11 Seagoin Way, applicant was sworn

Exhibit A-1- Planning Board Resolution R-40-18, dated December 12, 2018, was marked. Mr. LaMonica noted the resolution approved a new two-story building for a plumber's office and garage and another office commercial building. This application proposes to add 4 parking stalls on the adjoining lot

Ms. Paxton noted the approved building is in the new Village Zone, but the adjoining lot is R-5. The adjoining property was not included in the rezone.

Mr. Baer testified the applicant has the following variances;

1. A use variance for a parking lot in a R-5 zone
2. Front yard setback Mantoloking Road 20 feet required 6 feet proposed
3. Front yard set back Brenton Road 20 feet required 12 feet proposed
4. Setback for the trash enclosure
5. Fence in the front yard for height and set back
6. 14 parking spaces are required whereas only 10 are provided
7. Impervious coverage 60% required 75% proposed

The applicant seeks a waiver for the sidewalks with a payment to the Pedestrian Fund in lieu.

Mr. Baer testified they require a use variance because of the split zone. They will agree to buffering and will work with the Board engineer to come up with an acceptable plan. Mr. Boccanfuso commented on the calculations for lot coverage and impervious coverage and determined the applicant needs to get a variance for 75% lot coverage whereas 60% is permitted.

Mr. Baer agreed to shift the ADA space to the North side.

He proposed a 4-foot sidewalk behind the building where a 5-foot-wide walk was approved

Exhibit A-2, trip generation report, was marked

Mr. Baer testified the second story will be for storage of the plumbing company only.

Mr. Baer said they anticipate 24 trips per a 24-hour period of time.

Mr. Baer testified he will have a bollard light rather than the more formal lighting.

They will comply with signage.

Ms. Paxton said she was satisfied with the proof that the benefits outweigh the detriments

Factual findings were provided by Mr. Mizer. All members concurred.

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

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

Chairman Langer thanked everyone for serving on the Board.

He reminded all members not to comment on any application on the internet or in person.

January 15, 2020 is the reorganization meeting.

ADJOURNMENT

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

The meeting was adjourned at 7:41 PM.

Respectfully submitted by:
Judy Fox Nelson