

A **SPECIAL PUBLIC** meeting of the Brick Township Board of Adjustment
Was held on Wednesday, **November 6, 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
David Chadwick
Dawn White
Mike Jamnik
Carl Anderson
Louis Sorrentino
Michele Strassheim, Alt 1

MEMBERS ABSENT

Frank Mizer

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

RESOLUTIONS

BA-3162- 7/19
Anthony DeSantis
Block 383.21, Lot 103
345 Evergreen Drive

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

In favor. Chadwick, Mr. Jamnik, Mr. Sorrentino, Ms. White, Ms. Strassheim,
Mr. Langer

The motion carried and Resolution R-46-19 was adopted.

BA-3159- 6/19
Joe & Joan DiTrolio
Block 45.09, Lot 30 & 30.01
263 Curtis Point Drive
Bulk Variance

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

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

The motion carried and Resolution R-47-19 was adopted.

NEW BUSINESS

Chairman Langer announced the following cases will be carried:

BA-3117-PSP-FSP-D-8/18
Block 937, Lot 44 & 44.01
728 Princeton Avenue
Use Variance and Preliminary & Final Major Site Plan

Chairman Langer said the application was being carried to January 29, 2020 at the request of the applicant's attorney. This is the notice. A time waiver has been provided through February 5, 2020.

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

Chairman Langer announced the applicant failed to notice and the matter will be carried to December 4, 2019. Notice will be required.

BA-3164-C-8/19-David Crossan
Block 918, Lot 66
548 Parker Avenue
Bulk Variance

John J. Jackson, Esq., appeared on behalf of the applicant. He stated the applicant is seeking a variance to construct a partially elevated two story single family dwelling with a garage. Mr. Jackson stated buy/sell letters were sent to the adjoining properties.

Exhibit A-1, a buy/sell letter to New Bridge Trust and Robert & Mary Sweeney, was marked

Exhibit A-2, a buy/sell letter to New Bridge Trust and Robert & Mary Sweeney, was marked

Exhibit A-3, A Power Point Presentation, pages 1-18 was marked.

Michael Cannon, PE, engineer for the applicant, was sworn and his credentials to testify were accepted by the Chairman.

He testified the property is a vacant lot with bulk headed frontage on Beaver Dam Creek.

The applicants are proposing to construct a new 3 bedroom house with a bonus room as shown on the Power Point cover page.

The applicant is seeking a variance for minimum lot width, 39.23 feet are proposed whereas 50 feet is required. Mr. Cannon noted this is a hardship and an existing condition.

The applicant will comply the CAFRA requirements with a general permit or permit by rule.

In response to Mr. Buccafusca, Mr. Cannon advised the fence and retaining wall belong to the neighbor.

Mr. Cannon agreed to comply with RSIS standards for parking. He stated there is room for 4 or 5 cars.

Mr. Crossan, was sworn. He testified he will not be renting the bonus room.

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

Factual Findings were presented by Mr. Chadwick and all members concurred.

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. Anderson, Mr. Langer, Ms. Strassheim

**BA-3160 –PSP-FSP-D-6/19
WCS Properties c/o William Sitar
Block 702.01, Lot 1 & 2
105 Chambers Bridge Road**

John J. Jackson, Esq, appeared on behalf of the applicant. He state the applicant is seeking a preliminary and final major site plan with a use and bulk variances to remove an existing dwelling and construct a paved and curbed parking lot with 14 spaces to service a bank building located on Chambers Bridge Road. Lot 1 is the B-2 zone and Lot 2 is in the R-7.5 zone. The applicant is willing to consolidate the lots to meet the 20,000 SF requirement.

Exhibit A-1, Power Point Presentation, pages 1-28 was marked.

William Stevens, PE, PP, PDS Design Services, was sworn and his credentials to testify as Engineer and Planner were accepted by the Chairman.

Mr. Stevens testified the applicant has a new tenant for the building on Chambers Bridge Road, a small neighborhood bank. The bank will be open weekdays and one half day on Saturdays. There will be no deliveries. The existing dwelling will be demolished to make a parking lot for the bank.

The building was approved by the Planning Board on December 13, 2017. A refuse enclosure, landscaping, lighting improvements and a rain garden are proposed. The applicant requires variances for lot width, front yard setback, minimum setback for parking (Salmon Street), loading zone required, berm for parking, rear yard set back for accessory, minimum buffer, minimum floor area and separate enclosures for refuse and recycle materials.

A D variance is requested for the use of a parking lot for the bank in an R 7.5 residential zone.

Mr. Stevens described the stormwater management on site and the right in access on Chambers Bridge Road. The access has been approved by Ocean County. Exits to Salmon will require a U-turn. The parking lot will be screened and the drive thru will have an ATM lane, a by-pass lane and a teller lane.

The existing pylon sign will remain.

Mr. Stevens reviewed the Bureau of Fire Safety report Dated July 15, 2019. He agreed to provide 3 NPFL signs and the fines will be addressed.

The applicant agreed to green bank 7 parking spaces and relocate the handicap parking to the north side of Salmon.

Regarding cross access, the 7/11 refuses to permit cross access. The applicant will work with the Board Engineer on cross access and landscaping and berming. Mr. Stevens testified they will comply with the ordinances.

Ms. Paxton requested the applicant provide proofs on the use variance. Mr. Stevens provided testimony that the benefits outweigh any detriment to the public good and the variances will not cause substantial impairment to the intent of the Township Master Plan and Zoning Ordinance.

Chairman Langer called for a recess at 8:52 PM and he called the hearing back to order at 9:00 PM.

Mr. Jackson stated the applicant will agree to eliminate 2 parking spaces and plant evergreens along the east and west portions of the parking lot.

Scott Kennel, PTOE, traffic expert was sworn and his credentials to testify were accepted by the Chairman. He testified that the U turn from Salmon is commonly used and there are no signs prohibiting it. He testified to peak hours of service and noted there are no issues.

Chairman Langer opened the hearing to the public.

Ralph Sabatini, 102 Salmon was sworn. He asked about a buffer on Salmon and the lighting on site. The applicant agreed to provide evergreens and the lights will have shields. The lighting will comply with the Federal Laws on Banks and will not spill over to the residential properties. Mr. Sabatini asked about overflow of the rain garden. Mr. Stevens explained how the drainage will work and said the new system will be an improvement to existing conditions.

Chairman Langer closed the public hearing.

Factual findings were provided by Mr. Chadwick and all concurred.

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

Voting in favor: Mr. Chadwick, Ms. White, Mr. Anderson, Ms. Strassheim, Mr. Langer

ADJOURNMENT

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

The meeting was adjourned at 9:47 PM.

Respectfully submitted by:
Judy Fox Nelson