A **PUBLIC** meeting of the Brick Township Board of Adjustment

Was held on Wednesday**, July 15, 2020 at** Brick Township Municipal Building

401 Chambers Bridge Road Virtually through Zoom.

The meeting was called to order at 7:00 PM.

Chairman Chadwick 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. Chadwick read a statement from the Insurance Company on proper meeting conduct.

The Roll was called

**MEMBERS PRESENT**

David Chadwick

Frank Mizer

Mike Jamnik

Carl Anderson

Louis Sorrentino

Michele Strassheim

Darren Caffery, Alt 1

Mark Starr, Alt 2

**ABSENT**

Dawn Marie White

**ALSO PRESENT**

John Miller, Esq.

Brian Boccanfuso, PE, CME Engineering

Christopher Romano, Zoning Officer

Denise Sweet, Court Reporter

Pam 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. Jamnik.

In favor: Mr. Jamnik, Mr. Sorrentino, Mr. Mizer, Mr. Anderson, Ms. Strassheim, Mr. Caffery, Mr. Chadwick

**RESOLUTIONS:**

**BA-3178-12/19**

**Alex & Yolanda Shaw**

**Block 1125.01 Lot 1**

**218 Dwight Place**

**Bulk Variance**

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

In favor: Mr. Sorrentino, Mr. Mizer, Mr. Anderson, Ms. Strassheim, Mr. Chadwick

Resolution R-37-2020 was approved.

**BA-3187-C-1/20**

**Zongscheng Chen**

**Block 602 Lot 3**

**518 Vannote Drive**

**Bulk Variance**

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

In favor: Mr. Sorrentino, Mr. Mizer, Mr. Anderson, Ms. Strassheim, Mr. Chadwick

Resolution R-38-2020 was approved.

**NEW BUSINESS:**

**BA-3196-2/20**

**Deborah Moser, Nicmar Holdings, LLC**

**Block 40 Lot 2.05**

**383 Route 35 N.**

**Bulk Variance**

The chairman announced that this application will not be heard because of a deficient notice and will be carried to the July 15, 2020 meeting.

The applicant’s attorney Anthony Pagano appeared on behalf of the applicant along with Michael Cannon the applicants Engineer and Planner. The applicants Alex and Yolanda Shaw were sworn in along with Mr. Cannon. Mr. Cannon testified the applicant is applying for a bulk variance to install a new 16.5 ft by 35.5 in ground swimming pool with 6 ft PVC fencing around the yard. The property is located on a corner lot with a triangle shape, the applicant is seeking a front yard set back proposed at 28 feet on Foster Avenue where 35 feet is required and on Van Zile where 28.1 ft setback will be proposed. Along Foster Avenue the proposed pool equipment storage where a 15 ft setback is proposed and 35 ft is required. The applicant is returning to the board with a revised application taking the pool out of the sight triangle and not in any conservation or drainage easements as recommended by the board from the May 6, 2020 meeting.

Brian Boccanfuso, Board Engineer, commented that he has reviewed the revised plans and sees no improvements inside the easements and conservation area and is satisfied with the revisions.

Mr. Romano gave a summary of the application listing the bulk variance.

Chairman called for Public questions or comments, seeing none he closed the Public portion.

A motion was made by Mr. Mizer and seconded by Mr. Caffery.

Voting in favor: Ms., White, Mr. Sorrentino, Mr. Anderson, Ms. Strassheim, Mr. Caffery, Mr. Mizer and Mr. Chadwick

The application was approved.

John Mensching the applicant’s attorney appeared on behalf od the applicant as well as Frank Baer, the applicants Engineer and Planner. Mr. Baer was sworn in. Mr. Baer testified that applicant is proposing a bulk variance relief to construct a four-bedroom, three-story, single family residential home. The proposed lot is undersized in the R-7.5 zone whereas lot width required is 75 ft and proposed is 50 ft. And lot area 7,500 square foot is required and 5,350 square feet is proposed. The proposed building footprint is 1,210 s. f. and the applicant is requesting a waiver for sidewalks as then this do not conform with the neighborhood, they will contribute to the pedestrian safety fund in lieu of sidewalks. Mr. Baer stated the lot was created by a filed map that dates back to approximately the 1920’s which was a standard undersized lot where there were no driveways. Mr. Baer further testified that the applicant will comply will all terms and conditions in the Board Engineer’s review letter.

Brian Boccanfuso, Board Engineer, stated he did not see the eve height indicated on the architectural drawings. He questions what the eve height of the proposed building and will it comply with the townships height ordinance. Mr. Mensching stated this is a modular home and they will make sure it will comply with all height requirements of the township. He also stated this is not in a flood zone but it is close and they will comply with all requirements of the adjacent AE-8 Flood Zone.

Mr. Baer testified that the applicant will comply with all drainage requirements and that all drainage will be directed away from adjacent properties.

Mr. Romano gave a summary of the application listing the bulk variance.

Chairman called for Public questions or comments, seeing none he closed the Public portion.

A motion was made by Ms. Strassheim and seconded by Mr. Mizer.

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

The application was approved.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Ms. Strassheim and seconded by Mr. Mizer and all were in favor.

The meeting was adjourned at 7:51pm

Respectfully submitted by:

Lauren J. Frank