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

Was held on Wednesday**, June 17, 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

Dawn Marie White

Mike Jamnik

Carl Anderson

Louis Sorrentino

Michele Strassheim

Darren Caffery, Alt 1

Mark Starr, Alt 2

**MEMBERS ABSENT**

**ALSO PRESENT**

John Miller, Esq.

Ronald D. Cucchiaro, 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:**

**Hooper Avenue Development LLC**

**Block 548 Lot 1**

**Hooper Avenue**

**Conditional Use Variance and Preliminary Major Subdivision**

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

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

Mr. Mizer, Mr. Chadwick

The motion was approved and Resolution R-31-20 was adopted

**BA-3192-2/2020**

**Gina Rosenfarb**

**Block 44.04 Lot 3**

**Valhalla Dr**

**Bulk Variance**

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

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

Mr. Mizer, Mr. Chadwick

The motion was approved and Resolution R-32-20 was adopted

**BA-3193-3/2020**

**John & Patty VanDecker**

**Block 45.05 Lot 48**

**209 Squan Beach Drive**

**Bulk Variance**

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

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

Mr. Mizer, Mr. Chadwick

The motion was approved and Resolution R-33-20 was adopted

**BA-3194-C-2/2020**

**Justin & Sacha Marcucci**

**Block 42.02 Lot 16**

**16 Edgewater Terrace**

**Bulk Variance**

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

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

Mr. Mizer, Mr. Chadwick

The motion was approved and Resolution R-34-20 was adopted

**BA-3195-2/2020**

**Michael & Lisa Gange**

**Block 941 Lot 128**

**829 North Dr**

**Bulk Variance**

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

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

Mr. Mizer, Mr. Chadwick

The motion was approved and Resolution R-34-20 was adopted

**NEW BUSINESS:**

**BA-3196-2/20**

**Deborah Moser, Nicmar Holdings, LLC**

**Block 40 Lot 2.05**

**383 Route 35 N.**

**Bulk Variance**

The Board’s Attorney, Mr. Miller announced the applicant had a deficient notice and the case will be carried to the July 8, 2020 meeting. No further notice will be required.

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

**Zongsheng Chen**

**Block 602 Lot 3**

**518 Vannote Drive**

**Bulk Variance**

The applicant’s Attorney was unable to appear, only the Engineer, Mr. Baer of WSB Engineering and due to the language barrier, the decision was made to carry the case to the July 8, 2020 meeting. No further notice is required.

**BA-3198-A-FSP-3/20**

**JSM at Martin Blvd, LLC**

**Block 868.01 Lot 15 &16**

**1906 Route 88**

**Amended Final Site Plan**

The Applicant was represented by Mr. Wolfson, Esq and Mr. Ron Aulenbach, PE of Director of Edgewater Properties/JSM at Martin. The applicant’s professional was sworn. Mr. Wolfson explained the application received approval previously November 7, 2018, but due to the changes mandated by the NJDOT, namely the ingress & egress from the North/East driveway, the application had to return to the Board for approval. Mr. Wolfson added, no new variances or waivers are being requested. This must be done due to the changes in the plans and the conditions of the Resolution of Approval. Mr. Wolfson originally the plan was approved for right in/right out only traffic for the North/East driveway, but NJDOT requires full access for the applicant to received their final approval. Mr. Aulenbach testified there were drainage calculation that had to be updated and reviewed with the Board’s professionals. He also stated, they agree with the comments from the Board’s Engineer and an amended approval was obtained from the Brick Township Municipal Utilities Authority to make the connections at a different location. Mr. Boccanfuso commented that he thought the elimination of the underground basin was a positive change on the plan and other minor changes will be addressed in Resolution Compliance process. Mr. Boccanfuso did request updated comments from Mr. Dean, Traffic specialist as it relates to the changes now proposed. Ms. Paxton asked if the porkchop would remain and wanted it confirmed, that the signage approved for the previous approval would be removed and Mr. Aulenbach testified the porkchop & the signs would be eliminated and added no change to the sight distance, just restriction eliminated. Mr. Gary Dean, Dolan & Dean Consulting , was sworn and testified no changes to their original report other than full access to driveway and in his opinion the elimination of the restriction made the plan better. Mr. Dean also testified that the change cleared up any safety and sight triangle that satisfied the NJDOT.

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

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

Mr. Mizer, Mr. Chadwick

**ADJOURNMENT**

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

The meeting was adjourned at 9:00 pm

Respectfully submitted by:

Pamela O’Neill