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

Was held on Wednesday**, June 6, 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.

Brian Boccanfuso, PE, CME Engineering

Christopher Romano, Zoning Officer

Denise Sweet, Court Reporter

Pam O’Neill, Secretary

The Board Professionals were sworn

**OLD BUSINESS:**

**RESOLUTIONS:**

**BA-3191-1/20**

**John Scheibelhoffer**

**Block 44.21 Lot 6**

**312 Tide Pond**

**Bulk Variance**

A motion was made by Mr. Caffery 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-30-20 was adopted

**NEW BUSINESS:**

**BA-3197-2/2020**

**Thomas Centanni**

**Block 44.08 Lot 3.01**

**300 Bay Lane**

**Bulk Variance**

It was announced that the applicant has a deficient notice and will be carried to the July 15, 2020 agenda.

**BA-3192-2/2020**

**Gina Rosenfarb**

**Block 44.04 Lot 3**

**218 Valhalla Dr**

**Bulk Variance**

The applicant Mrs. Gina Rosenfarb and spouse Mr. Andrew Rosenfarb were sworn. Mr. Rosenfarb testified that the house is bounded by the lagoon on the east and they are proposing to construct a 10’ x 17’ inground pool and requesting 3’ where 15’ is required from side of the bulkhead and side yard setback where 5’ is required and 3.5 is proposed. Mr. Rosenfarb stated the bulkhead was reconstructed in March of 2020 with helical anchors installed.

Mr. . Rosenfarb stated the proposed pool location would fit perfectly in the position proposed due to the house jetting out on the side. She testified the Pool equipment would be located on the left side of the house. Mr. Boccanfuso advised the since the patio is up to the property line, the area must be graded for run off and the Applicant stated, she would make sure this is done. Mr. Boccanfuso also advised the Applicant that the CAFRA permit by rule Mr. Jamnik inquired on the possibility of someone jumping from the 2nd story into the pool as a safety concern, then Mr. Andrew Rosenfarb advised no big window off 2nd floor area.

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

Chairman called for Public questions or comments :

The Board had received 2 emails from the public, who didn’t attend the virtual hearing. Mr. Edward Bulanowski, 211 Buccaneer Way, email stated many towns in the Bay have strict setback rules for pools near the lagoon and asked for technical reasons why the Board and Township Engineer would consider decreasing the pool setback by 80% for this application

The 2nd email was from Evelyn and Donald Kender. 210 Valhalla , and stated they couldn’t attend the meeting, but they objected to the variances being requested for this application. The email added the relief being requested is substantial and would like to know how the Board would justify granting the approval.

Chairman closed the Public portion

A motion was made by Ms. White and seconded by Ms. Strassheim

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

Mr. Chadwick

The application was approved.

**BA-3195-2/2020**

**Michael & Lisa Gange**

**Block 941 Lot 128**

**829 North Dr**

**Bulk Variance**

The Applicant Mr. Gange was sworn and represented by John Jackson, Esq. Mr. Jackson submitted a power point presentation as exhibit A-1. Mr. Jackson testified the applicant home suffered damage from Sandy and now the house has been raised and they would like to put back the pool in the same location previous to Sandy, but now understand a variance is needed. Mr. Gange testified he obtained the permit for the HVAC platform installation , but didn’t obtain the permit for the outdoor shower & reinstalled pool equipment. Mr. Gange stated the outdoor shower drains into the ground with no detriment to the neighbors. He then stated his neighbor on the south side requested the installation of fencing along the side yard to screen the HVAC platform & pool equipment and he agreed to install compliant fencing to meet the request.

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

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

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

Mr. Mizer, Mr. Chadwick

The application was approved.

**BA-3193-3/2020**

**John & Patty VanDecker**

**Block 45.05 Lot 48**

**209 Squan Beach Drive**

**Bulk Variance**

The applicant was represented by Jilian McCleer, Esq. and Charles Lindstrom, PE PP., who was sworn. Mr. Lindstrom stated the Applicant is requested bulk variance relief to install a new elevated 26.5’ X 34.4’ rear deck that would connect to an existing inground pool with new surrounding paver patio. Mr. Lindstrom testified that the applicant wishes to remove the existing concrete patio surrounding the pool with paver patio. Mr. Lindstrom also stated the Applicant would need relief to legitimize the existing inground pool which was in existence sine the Applicant purchased the home.

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. Jamnik

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

Mr. Mizer, Mr. Chadwick

The application was approved.

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

**Justin & Sacha Marcucci**

**Block 42.02 Lot 16**

**16 Edgewater Terrace**

**Bulk Variance**

The applicants were represented by John Jackson, Esq. with Jilian McLeer, Esq., Charles Lindstrom, PE PP, and Jeff Schneider, Architect. All professionals were sworn.

Mr. Lindstrom. Ms. McCleer submitted exhibit A-1, power point presentation of the application.

Mr. Lindstrom was sworn and Ms. McCleer stated the property is beach front and the applicant is seeking approval to remove the existing home and construct an 7-bedroom, 4 story home. She stated the home would have covered porch, 1 front and 3 rear balconies, +/- 400 sf. rear deck and additional open landing at grade deck in the rear. The ground level will be used for recreation and storage, while the 3 other floors would be living spaces. Mr. Lindstrom detailed the variances needed for minimum lot area, lot width, front setback, side setback, combined side setback, max building eave height and max building peak height, stating several variances are from pre-existing conditions. Mr. Lindstrom testified the property is undersized and relief is needed because the proposed home couldn’t be located any further east due to CAFRA restrictions. He added the existing pavers that encroach the Township owned parcel would be removed, as well as dune deck that exist at the southeast rear corner of the lot. Mr. Lindstrom then advised all the drainage would be directed away from the adjacent properties .

Mr. Schneider testified the proposed home exterior would matched the design of existing homes in the area and every effort was made to regulate the height. Ms. McCleer added Buy/Sell letters were sent to adjacent property owners with no response.

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. Caffery and seconded by Mr. Mizer

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

Mr. Mizer, Mr. Chadwick

The application was approved.

**ADJOURNMENT**

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

The meeting was adjourned at 9:15 pm

Respectfully submitted by:

Pamela O’Neill