

June 15, 2016

A regular meeting of the Board of Adjustment was held in the Municipal Complex at 7:00 p.m.

Present

Harvey Langer
Dennis Raftery
Eileen Della Volle
Stephen Leitner
Louis Sorrentino
Jeffrey Schneider
Carl Anderson

Also Present

John Miller, Esq.
Brian Boccanfuso
Sean Kinnevy

Absent

Dawn Marie White
Frank Mizer

Mr. Langer led the salute to the flag; and the roll was called.

The Board Professionals were sworn in.

BA-2980- Gregory Good and Robin Iozzi

John Jackson was present to represent the applicant.

Gregory Good was sworn in.

Gregory Cox was sworn in. (architect and planner)

The applicants are requesting to elevate the existing single family home and construct several associated improvements, including a 1 story addition, a front porch and access staircase and a wood rear deck. The existing paver patio and walkway as well as the existing in-ground pool on site are proposed to remain. The proposed patio will have no roof. The ground floor will have a garage and room for storage only.

The variances being requested are as follows:

Item	Permitted	Existing	Proposed
Minimum side setback-combined	12 ft.	9.9 ft.	9.9 ft.
Maximum lot coverage by building	35%	30.2 %	35.7%

Maximum building eave height	26 ft.	20.2 ft.	27.1 ft.
	OR	AND	AND
	Elev. 32	Elev. 26.3	Elev. 33.2

The property is located within a CAFRA zone, and it appears that the proposed development is eligible for a CAFRA permit-by-rule for the expansion of a single family home on a bulkheaded lagoon lot. The home will be constructed on pilings and will comply with the requirements for flood vents. The existing fencing in the back yard is open 4 ft. picket. It appears the applicant will comply with RSIS parking space quantity requirements. This proposed home will conform to the area and will have no negative impact to the neighborhood.

Public portion closed

Factual Findings

Mr. Raftery- The property is located in the R-5 zone. The applicants are proposing to elevate the existing single family home with a paved driveway and swimming pool. The property is located in a CAFRA zone. The variances requested are listed above as well as in the CME report dated March 21, 2016. The applicant agreed to conform to CME's report dated March 21, 2016. This home will conform to the area and will cause no detriment to the neighborhood. The Board should make their decision.

Ms. Della Volle- Concurred

Mr. Leitner- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2980- Gregory Good and Robin Iozzi. It was moved by Ms. Della Volle and seconded by Mr. Sorrentino. Mr. Raftery, Ms. Della Volle, Mr. Leitner, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Mizer and Ms. White were absent.

BA-2975-Paul and Christina R. Kiley

Paul Kiley was sworn. He is proposing to construct an above-ground swimming pool 15'x23' between the proposed rear elevated deck and the lagoon. The applicant is proposing the pool at a rear setback of 12.98 ft. where 15 ft. is required. Mr. Kiley stated it is hard for his children

to swim in the lagoon due to the abundance of Jelly fish. The Board was concerned that the pool was too close to the elevated deck and children might be inclined to jump into the pool off the deck and be injured. Mr. Kiley stated he spoke with his wife and they were confident that situation would not happen.

Mr. Kiley agreed to consolidate his lots. He stated his pool equipment would be located near the air conditioning unit.

Public portion closed

Factual Findings

Mr. Raftery- The property is located in the R-5 zone. The applicant is proposing to construct an above ground pool 15' x 23' at 12.98' from the rear property line where 15' is required by Ordinance. Mr. Kiley agreed to consolidate his lots. This application will cause no detriment to the area or neighborhood. The Board should make their decision.

Mr. Anderson- Concurred

Mr. Schneider- Concurred

Mr. Sorrentino- Concurred

Ms. Della Volle- Concurred

Mr. Leitner- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2979- David and Sharon Ercoliani. It was moved by Mr. Sorrentino and seconded by Mr. Leitner. Mr. Raftery, Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Ms. Della Volle, Mr. Leitner, and Mr. Langer voted AYE. Mr. Mizer and Ms. White were absent.

Recess- 7:45 Meeting resumed- 7:50 p.m.

BA-2979-David and Sharon Ercoliani

David and Sharon Ercoliani were sworn in. They are requesting to maintain an existing hot tub 7' X 6.3' between the house and lagoon. The applicants also propose to maintain an existing covered deck, 10.2' X 21.7' between the house and lagoon. The Township Code required a minimum side setback of 5 ft. for the hot tub and 1.2 ft. is proposed. The Code requires a minimum rear yard setback of 15 ft. for the hot tub and 4.7 ft. is proposed. The Code requires a minimum setback from the waterward face of the bulkhead of 15 ft. and a setback of about 6 ft. is proposed. The Code requires a minimum rear setback of 15 ft. from the rear property line for

the covered deck and a setback of 4.2 ft. is proposed. The Code requires a minimum setback of 15 ft. from the waterward face of the bulkhead and a setback of about 6.34 ft. is proposed. Mr. Ercoliani stated that the deck was constructed before they purchased the home and they want to make it legal. This application will have no negative impact on the area and the positive promotes desirable vision.

Public closed

Factual Findings

Mr. Raftery- The property is located in the R-5 zone. The site contains a 2 story single family dwelling with a hot tub and deck and is bulkheaded. The applicants are proposing to keep the existing hot tub and covered deck. These items were constructed before the applicant's purchased their home. The variances are listed above as well in Sean Kinnevy's report dated April 20, 2016. This application will have no negative impact on the area and the positive promotes desirable vision. The Board should make their decision.

Mr. Anderson- Concurred

Mr. Schneider- Concurred

Mr. Sorrentino- Concurred

Ms. Della Volle- Concurred

Mr. Leitner- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2979- David and Sharon Ercoliani. It was moved by Mr. Anderson and seconded by Ms. Della Volle. Mr. Raftery, Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Ms. Della Volle, Mr. Leitner and Mr. Langer voted AYE. Mr. Mizer and Ms. White were absent.

BA-2978- Stephanie Ferraro

Stephanie and Renaldo Ferraro were sworn in.

Spencer Baker was sworn in. He is employed by Rocon Construction

The applicants are proposing to construct a front porch about 8 ft. x 14 ft. and about 9 ft. high. The Code requires a minimum front setback of 20 ft. and a setback of 17.3 ft. is proposed. The applicant stated that he has a handicapped sister and they require a larger deck for her wheel chair and safety. Mrs. Ferraro often takes care of the sister and also needs a larger deck for safety. The applicant agreed to consolidate the lots.

Public portion closed

Factual Findings

Mr. Raftery- The property is located in the R-5 zone. There is a 1 story dwelling and shed on the site. The applicant is proposing to construct a front deck 8 ft' x 14 ft. and 9 ft. high for the safety of a special needs resident. The deck will be constructed at 17.3 ft. where the Township Code requires 20 ft. The deck is for the safety and well being of the residents. The applicant agreed to consolidate the lots. The positive criteria out-weighs the negative criteria. The Board should make their decision.

Mr. Anderson- Concurred

Mr. Schneider- Concurred

Mr. Sorrentino- Concurred

Mr. Leitner- Concurred

Ms. Della Volle- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2978- Stephanie Ferraro. It was moved by Mr. Sorrentino and seconded by Mr. Schneider. Mr. Raftery, Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Mr. Leitner, Ms. Della Volle and Mr. Langer voted AYE. Mr. Mizer and Ms. White were absent.

A motion was made to approve the Resolution as posted for case BA-2713-Joint Board of Fire Commissioners, Township of Brick . It was moved by Mr. Raftery and seconded by Ms. DellaVolle. Mr. Sorrentino, Mr. Leitner, Mr. Raftery, Ms. Della Volle and Mr. Langer voted AYE. Mr. Schneider was present but not voting. Mr. Anderson was ineligible. Mr. Mizer and Ms. White were absent.

A motion was made to approve the Resolution as posted for case BA-2973- Christine Loh. It was moved by Mr. Sorrentino and seconded by Mr. Leitner. Mr. Raftery, Ms. Della Volle, Mr. Leitner, Mr. Sorrentino and Mr. Langer voted AYE. Mr. Schneider was present but not voting. Mr. Anderson was ineligible. Mr. Mizer and Ms. White were absent.

A motion was made to approve the Resolution as posted for case BA-2972-Stephen R. Malley. It was moved by Mr. Raftery and seconded by Mr. Schneider. Mr. Raftery, Mr. Sorrentino, Ms. Della Volle, Mr. Schneider and Mr. Langer voted AYE. Mr. Leitner was in conflict. Mr. Anderson was ineligible. Mr. Mizer and Ms. White were absent.

A motion was made to adjourn the meeting at 8:25 p.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary
Planning Board/Board of Adjustment