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

Was held on Wednesday**, October 21, 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

Dawn Marie White

Carl Anderson

Louis Sorrentino

Michele Strassheim

Darren Caffery, Alt 1

Mark Starr, Alt 2

**ALSO PRESENT**

John Miller, Esq.

Brian Boccanfuso, PE, CME Engineering

Tara Paxton, Township Planner

Chris 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, Ms. White, Mr. Sorrentino, Mr. Anderson, Ms. Strassheim, Mr. Mizer, Mr. Chadwick

**RESOLUTIONS:**

**Resolution: “Establishing Standard Protocols for Remote Public Meetings Held During a Governor-Declared Emergency”**

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

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

Resolution R-50-2020 was approved.

**BA-3040-RTS IV, LLC**

**456 Route 35 North**

**Block 36 Lot 12**

**Remand from the Superior Court**

**Resolution Pursuant to Settlement Agreement**

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

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

Resolution R-51-2020 was approved.

**Resolution Approving Settlement Agreement**

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

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

Resolution R-52-2020 was approved.

**NEW BUSINESS:**

**BA-3206-PMS-FMS-S-D-5/20**

**JSM @ Martin Blvd., LLC**

**Block 868.01 Lot 15 & 16**

**1906 Route 88**

**Use Variance and Preliminary and Final Major Subdivision**

Appearing on behalf of the applicant Douglas Wolfson, Esq., Ronald Aulenbach, Director of Real Estate Development for Edgewood Properties, Matthew Seckler, Traffic Engineer, and Christine Cofone, the applicant’s planner.

Mr. Wolfson gave a brief history of the property and the application which was previously given a use variance for a minor subdivision and preliminary and final site plan in 2018. The applicant now returns seeking to modify the approval.

Mr. Aulenbach was sworn in. He testified the application proposes a new subdivision to create 66 mobile home trailer park pads on Lot 16.02. Modifications to the stormwater, water, sewer, curbs, lighting and landscaping are proposed on the plan and also creating improvements to the landscaping and buffers. He testified the applicant was seeking a design waiver from the requirement of reinforced concrete piping and also a minimum radius for a dead end or cul-de-sac. Curbs and gutters would be installed on both sides of the street. A design waiver was also requested for the minimum separation for above-ground detention basins. Mr. Aulenbach testified the applicant would comply with all setback s in the Mobile Home Park Overlay Zone Ordinance. And also stated the Mobile home Park would be age restricted as per deeds.

Mr. Aulenbach continued his testimony that the applicant does not provide actual mobile home units but pad sites used to relocate the mobile homes and lease out the unoccupied pad sites. He anticipated that the by-laws would permit accessory structures to comply with bulk requirements that are set in the Mobile Home Park Overlay Zone Ordinance. Township Planner, Tara Paxton, testified there is no inspection process for Mobile Homes in the building department as they would inspect electrical, plumbing and gas only under a construction permit but not the structural integrity of the mobile homes. Mr. Aulenbach testified the owner will agree to restrictions on the size of sheds and porches on the property.

Mr. Wolfson testified the applicant would meet with the Fire Marshall and comply with any requests made by the Bureau of Fire Safety regarding emergency vehicle circulation.

Ms. Strassheim questioned the pads and the narrowness of the standard size width of a Mobile Home.

Mr. Jamnik questioned if there was going to be an agreement for Title 39. He also questioned the inspection process for mobile homes.

Mr. Sorrentino questioned if the by-laws were going to permit any short-term leasing for RVs and how many of the current residents will be occupying the new Mobile Home Park with their existing trailer.

Ms. White questioned the allowable size for permitted sheds.

The Chairman announced that the application will be carried to December 16, 2020.

**BA-3207-PSP-FSP-C-D-6/20**

**JSM @ Martin Blvd., LLC**

**Block 868.01 Lot 15 & 16**

**1906 Route 88**

**Use Variance and Preliminary and Final Major Site Plan**

The Chairman announced that the application will be carried to December 16, 2020.

**ADJOURNMENT**

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

The meeting was adjourned at 9:50 pm

Respectfully submitted by:

Lauren J. Frank