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

Was held on Wednesday**, October 7, 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, Municipal Planner

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 Ms. Strassheim

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

**RESOLUTIONS:**

**BA-3028-A-PSP/FSP-C-5/20**

**PMG New Jersey, LLC**

**Block 1446.03, Lot 4**

**1 Lanes Mill Road**

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

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

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

Resolution R-49-2020 was approved.

**BA-3179-A-PSP-FSP-D-CU-12/19**

**Bricktown UE LLC c/o Urban Edge Properties**

**Block 701, Lots 7 & 8.03**

**744 Route 70**

**Conditional Use Variance and Amended Preliminary & Final Site Plan**

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

In favor: Mr. Jamnik, Mr. Sorrentino, Mr. Anderson, Mr. Starr, Mr. Mizer, Mr. Chadwick

Resolution R-48-2020 was approved.

**NEW BUSINESS:**

**Board Attorney, Ron Cucchiaro, Esq., announced the adopted Remote Meeting Protocol.**

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

**456 Route 35 North**

**Block 36 Lot 12**

**Remand from the Superior Court**

Board Attorney, Ron Cucchiaro, Esq., announced a settlement, which is not a public document, was met between RTS and JSTARR.

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

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

Board Attorney, Ron Cucchiaro, Esq. stated a reapproval for Application BA-3040-PMS-D-6/17 granting density variance relief and preliminary major subdivision approval and Application BA-3040-FMS-8/19 granting final major subdivision approval.

A motion to reapprove 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

**BA-3189-PSP-FSP-C-D-1/2020**

**Lombardi Residential, LLC**

**Block 106, Lot 1**

**406 Mantoloking Road**

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

Resuming from September 2, 2020 hearing. John Jackson, Esq. appeared on behalf of the Applicant.

Applicant, Matthew Lombardi was sworn in. Mr. Lombardi testified on the nature of the rentals stating that they will not be short term vacation rentals and all tenants are to sign a one-year contract. Mr. Lombardi finds the use of this property is zoned residential as it will still be residential units and an office which is a low-density use.

Mr. Mizer asked Mr. Lombardi if in his leases he can ask that there be no contractor vehicles to be parked on this property.

Mr. Jamnik asked about the street lighting.

Salvatore DeStefano, Esq. represented his wife who owns the property located at 25 North Raleigh Road. Mr. DeStefano testified his client does not object the proposed townhomes or the improvements to the existing commercial building but had concerns of the narrow width of North Raleigh Road and any parking that would occur on the road.

Ms. Paxton stated she was not in favor of the stripping of an area for use of a pedestrian walkway. Matthew Lombardi agreed to remove the two-foot wide landscaped buffer area adjacent to the commercial building and install a sidewalk with curbing.

Mr. Chadwick, Board Chairman, stated it was agreed upon the applicant and board that “no parking” signs would be permitted subject to the approval of the appropriate jurisdiction. Also, it was agreed upon that guests of the three townhomes would be permitted to park in the office parking spots on off hours and weekends.

Mr. Burdick testified on the curbs on the westerly side of the building.

Mr. Lombardi stated they will remove the existing fire escape as it is not required by building code.

Mr. Caffery questioned the landscaping buffer.

Mr. Sorrentino asked how many residents homes are on North Raleigh Road and what is the current parking with the residents on that road.

The Chairman called for Public questions or comments or email that were received for this application.

The Chairman read an email provided by residents, Douglas and Kathleen Maslo who questions the stormwater runoff and the impact it would have on their property on Mantoloking Road.

The Chairman closed the public session.

Mr. Jackson provided his closing statement to the Board.

Mr. DeStefano stated he no longer objected to the application.

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

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

The application was approved.

**ADJOURNMENT**

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

The meeting was adjourned at 8:55 pm

Respectfully submitted by:

Lauren J. Frank