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

Was held on Wednesday**, September 16, 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

Carl Anderson

Louis Sorrentino

Michele Strassheim

Darren Caffery, Alt 1

Mark Starr, Alt 2

**ABSENT**

Dawn Marie White

**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:**

**VOUCHERS:**

The Chairman announced there were no Vouchers to approve.

**RESOLUTIONS:**

The Chairman announced there were no Resolutions to approve.

**NEW BUSINESS:**

**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**

John Giunco, Esq., the applicant’s attorney, appeared on behalf of the applicant along with Engineer, Timothy Lurie, P.E., P.P.

Exhibits marked:

A1: Site Plans

A2: Color Landscape Rendering

A3: Existing Signs

A4: Proposed Signs

A5: Architectural Floor Plans & Elevations

A6: Architectural Rendering

Mr. Lurie was sworn in and testified the applicant is seeking conditional use variance relief and bulk variance relief. The applicant proposes to demolish the current building and construct a pad building with two restaurants and outdoor seating, where a former 2,800 square foot bank once operated. The plans also include adding an additional thirteen parking spaces after a parking lot reconfiguration and also the northern interior accessway would become a one-way. An additional sidewalk extension from Route 70 to access the proposed restaurants would be added.

Mr. Lurie testified the proposed restaurants noted on the plans as Restaurant “A” and Restaurant “B”. Restaurant “A “contains 3,200 square feet with 400 square feet outdoor seating and Restaurant “B” contains 3,900 square feet with 800 square feet for outdoor seating. Mr. Lurie stated the applicant proposes six façade signs between the two buildings.

Ms. Paxton asked for clarification from Mr. Lurie on the signage. She also requested restriping for the intersection and raised crosswalks.

Mr. Boccanfuso, PE, CME Engineering, commented on the traffic pattern. He suggested a two-way circulation pattern to eliminate driver confusion. He also commented and questioned on the parking requirements.

Mr. Sorrentino had questions about the dumpster area location and use.

Scott Kennel, the applicants traffic expert was sworn in. He testified the proposed restaurant use would generate additional trips but not generate new trips into the shipping plaza. Mr. Kennel testified on the parking spaces and traffic circulation in regards to the one-way accessway.

Mr. Jamnik asked when the traffic count was conducted and the traffic flow.

Mike Gokberk, AIA, the applicant’s architect, was sworn in. He testified the proposed style of the restaurant was consistent with the existing shopping plaza. Mr. Gokberk stated they were not knowledgeable of who the tenants will be as of yet but the building will be designed to accommodate restaurants.

Ms. Strassheim, asked to go over the materials that are proposed for the building.

Mr. Mizer, questioned the colors of the architectural design and the roof drainage.

Chairman called for Public questions or comments or email that were received for this application, seeing none he closed the Public portion.

Mr. Giunco provided his closing statement to the Board.

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

In favor: Mr. Jamnik, Mr. Sorrentino, Mr. Anderson, 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 9:23 pm

Respectfully submitted by:

Lauren J. Frank