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

Was held on Wednesday**, August 5, 2020 at** Brick Township Municipal Building

401 Chambers Bridge Road Virtually through Zoom.

The meeting was called to order at 7:18 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

Mike Jamnik

Carl Anderson

Michele Strassheim

Darren Caffery, Alt 1

Mark Starr, Alt 2

**ABSENT**

Dawn Marie White

Louis Sorrentino

Frank Mizer

**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:**

A motion to approve the Vouchers was made by Ms. Strassheim and seconded by Mr. Jamnik.

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

**RESOLUTIONS:**

**BA-3196-2/20**

**Deborah Moser, Nicmar Holdings, LLC**

**Block 40 Lot 2.05**

**383 Route 35 N.**

**Bulk Variance**

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

In favor: Mr. Anderson, Ms. Strassheim, Mr. Caffery, Mr. Starr, Mr. Chadwick

Resolution R-39-2020 was approved.

**BA-3197-2/2020**

**Thomas Centanni**

**Block 44.08 Lot 3.01**

**300 Bay Lane**

**Bulk Variance**

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

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

Resolution R-40-2020 was approved.

**BA-3199-4/2020**

**James & Melissa Sullivan**

**Block 45.07 Lot 19 & 19.01**

**225 Curtis Point Road**

**Bulk Variance**

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

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

Resolution R-41-2020 was approved.

**NEW BUSINESS:**

**BA-3200-4/2020**

**199-201 Summit Ave. LLC**

**Block 20.01 Lot 5**

**541 Normandy Dr.**

**Bulk Variance**

The applicant was represented by Adam Steuerman Esq. He stated the applicant is legitimizing an outdoor pizza oven that was constructed in 2017. The pizza oven is located on the Northernly side yard where a 15 ft setback is required and the existing setback is 5.2 ft.

The applicants managing member Peter Gargiulo was sworn in.

He stated this was built on the side of the house; not to obstruct the neighbors view of the lagoon. He testified he was unaware a permit was required to install the pizza oven.

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

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

Mr. Steuerman in closing added that based on the testimony this is not a detriment to the neighbors as there is no neighbors behind them or to the left of the property as it is an irregular shaped lot.

Mr. Miller asked if this was a rear or side yard setback. Mr. Romano stated it is a side yard setback but due to the irregular shape it is from the water.

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

Voting in favor: Mr. Jamnik, Mr. Anderson, Ms. Strassheim, Mr. Caffery, Mr. Starr, Mr. Chadwick

The application was approved.

**BA-3203-C-5/2020**

**Walter & Christine Dotto**

**Block 269, Lot 17**

**101 Bay View Drive**

**Bulk Variance**

John Jackson, Esq., applicant’s attorney appeared on behalf of the applicant. Mr. Jackson introduced the applicants architect Marc Nemerget, to be sworn in for testimony. Mr. Nemerget testified that the lot is an undersized lot where as $4,000 sq. ft is proposed and 6,000 sq. ft is required. The applicant is proposing to build a new single-family home on the undersized corner lot with a double frontage. The proposed home which will comply with all side and rear setbacks and building coverage requirements. The minimum lot width is 50 ft and proposed is 40 ft. The bulk variance relief the applicant is seeking fits in the character of the neighborhood and is needed as the proposed home, cannot be located any further north on the property. Mr. Nemerget added the driveway will be widened to comply with RSIS parking requirements making it add three parking spots one in the garage and two in the driveway.

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

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

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

Voting in favor: Mr. Jamnik, Mr. Anderson, Ms. Strassheim, Mr. Caffery, Mr. Starr, Mr. Chadwick

The application was approved.

**BA-3205-C-5/2020**

**Jack & Carol Margossian**

**Block 61, Lot 16**

**189 Dune Ave**

**Bulk Variance**

John Jackson, Esq., applicant’s attorney appeared on behalf of the applicant. Mr. Jackson introduced the applicants engineer and planner, James Giordano, P.E., P.P., for testimony. Mr. Jackson stated the applicant is seeking a hardship variance for relief for a new single-family dwelling on a slightly undersized lot whereas 7,500 square foot is required and 7,015 square foot is proposed and lot width is 69 ft where 75 feet is required.

Patricia Misyak-Peters, AIA the applicant’s architect was sworn in. She stated the applicant wishes to match the design of other existing homes in the neighborhood while also avoiding a box like home while having open porches and numerous “jogs’ in the front of the home.

Mr. Giordano testified the house is on an undersized lot and the applicant seeks a variance due to the irregular size. The maximum building coverage would be mitigated by the design of the open porches and recessed roofing that the applicants architect designed. The property is located on Dune Avenue where Mr. Giordano observed the other homes on this street and the building coverage ranges from 22%-43% he noted this applicant complies with all setback requirements in the R-7.5 Zone. Mr. Giordano also testified the applicant will meet and comply with all Flood Hazard Area Control Act Permit By-Certification Regulations as well as flood hazard control requirements by removing the decapitated home that is currently there and building a new to these standards.

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

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

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

Voting in favor: Mr. Jamnik, Mr. Anderson, Ms. Strassheim, Mr. Caffery, Mr. Starr, Mr. Chadwick

The application was approved.

**ADJOURNMENT**

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

The meeting was adjourned at 8:50 pm

Respectfully submitted by:

Lauren J. Frank