

A meeting of the Brick Township Planning Board
was held on **Jan. 25, 2017** in the Municipal Building.
The meeting was called to order at 7:10pm.

Notice of Public Meeting

Let the minutes reflect that adequate notice for holding this meeting was provided in the following manner:

By resolution of the Brick Township Planning Board on January 11, 2017. The notice was posted on the Bulletin Board in the Municipal Building, forwarded to the official newspaper, filed with the Township Clerk as required by the Open Public Meetings Law. Mr. Aiello led the Pledge of Allegiance.

MEMBERS PRESENT

Bernard Cooke
Kevin Aiello
Brad Clayton
Councilman Mummolo
Richard Gross
Cosmo Occhiogrosso
Eileen Della Volle
Kevin Nugent
William Philipson – Alt #1
George Osipovitch – Alt #2

MEMBERS ABSENT

JoAnne Lambusta

ALSO PRESENT

Michael Fowler, AICP/PP, Municipal Planner
Chris Briglia, PE, Adams, Rehmann & Heggan
Denise Sweet, Court Reporter
Christine Papa, Secretary
Pamela O'Neill

OLD BUSINESS- RESOLUTION :

PB-2779-MSP-V 7/16

Our Family Practice, LLC
Minor Site Plan w/Variance
Block 869.01 Lot 1-3, 18-20

A motion was made by Mr. Aiello and seconded by Mr. Cooke to approve.

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Mr. Gross, Mr. Aiello, Mr. Cooke, Mr. Osipovitch

Ineligible:

Councilman Mummolo, Ms. Della Volle, Mr. Nugent, Mr. Philipson, Mr. Occhiogrosso

Absent:

Ms. Lambusta

Resolution R-7-17 was approved

PB-2780-MS 9/16

Joseph Gass III
Minor Subdivision
Block 1107 Lot 1.03

A motion was made by Councilman Mummolo and seconded by Mr. Gross to approve.

VOTING IN THE AFFIRMATIVE:

Mr. Gross, Mr. Occhiogrosso, Mr. Cooke, Mr. Osipovitch

Ineligible:

Mr. Clayton, Councilman Mummolo, Mr. Aiello, Ms. Della Volle, Mr. Nugent, Mr. Philipson

Absent:

Ms. Lambusta

Resolution R-8-17 was approved

PB-2781-MSP-C 9/16

Suzanne Dudas
Minor Site Plan with Bulk
Block 90 Lot 1

A motion was made by Mr. Occhiogrosso and seconded by Councilman Mummolo to approve.

VOTING IN THE AFFIRMATIVE:

Mr. Gross, Mr. Occhiogrosso, Mr. Cooke, Mr. Osipovitch

Ineligible:

Mr. Clayton, Councilman Mummolo, Mr. Aiello, Ms. Della Volle, Mr. Nugent, Mr. Philipson,

Absent:

Ms. Lambusta

Resolution R-9-17 was approved

ORDINACES:

**1. Ordinance of the Township of Brick, County of Ocean, State of New Jersey
Amending Section 245-296M. (1)(d) Of the Code of the Township of
Brick- Ordinance # 36-14**

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Ms. Della Volle, Mr. Nugent, Mr. Aiello , Mr. Cooke, Mr. Philipson

Absent:

Ms. Lambusta

Present but not voting:

Mr. Osipovitch

Resolution R-10-17 was approved

**2. Ordinance of the Township of Brick, County of Ocean, State of New Jersey
Vacating Meryl Lane – N.J.S.A 40:67-21**

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Ms. Della Volle, Mr. Nugent, Mr. Aiello , Mr. Cooke, Mr. Philipson

Absent:

Ms. Lambusta

Present, but not voting:

Mr. Osipovitch

Resolution R-11-17 was approved

NEW BUSINESS:

PB-2783-MS 11/16

Michael and Anne Oliver
Minor Subdivision
Block 324.13 Lot 15&16

The Applicant proposes a lot line adjustment to relocate a 1 story family dwelling to an adjacent lot along with the demolition of a shed. The site is located within the R-5:Single-Family Residential Zone. The frontage of the lots is along Captains Drive (50'ROW). Lot 16 is currently occupied by a 1 story dwelling and a shed in the front of the property and has a total area of 8,878 SF. Lot 15 currently is unoccupied. The original home on the vacant was lost during the storm and the applicant wishes to improve the lot.

The Applicant, Mr. Oliver was sworn in by Court Reporter as well as Mr. Charles Lindstrom, PE of Diessner, Lindstrom & Carr, PC. Mr. Lindstrom testified the applicant proposes a minor subdivision, to subdivide the lots into 2 conforming lots. Mr. Lindstrom stated currently there is a single family home in the middle of the lots. The applicant intention is to relocate/elevate the home and slide the middle lot line 5ft to the east. The new house will have 70ft frontage.

Mr. Lindstrom addressed the report from the Planning Board Engineer, Ted Wilkerson dated Jan. 10, 2017 by stating no variance is necessary for the access staircase and entry stoop proposed for the east side of proposed lot, due to conforming per Township permitted yard encroachment. Mr. Lindstrom also testified, the applicant is requesting a waiver for planting of shade and street trees due to being of the opinion, the plantings would block the view and no trees currently existing. The applicant's second waiver request is for installation of sidewalk and curbs, but agrees to contribute to the Pedestrian Safety Fund.

Mr. Lindstrom acknowledges the review of the reports from Elissa Commins, Municipal stating no comment and Bureau of Fire safety stating reviewed and accepted. Both reports are dated Nov. 29' 2017.

A motion was made by Mr. Occhiogrosso and seconded by Mr. Gross to approve.

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Ms. Della Volle, Mr. Nugent, Mr. Aiello , Mr. Cooke, Mr. Philipson

Absent:

Ms. Lambusta

Present, but not voting:

Mr. Osipovitch

PB-2688-FMS

Joseph and Louise Gass
Final Major Subdivision
Block 322 Lot16.08 & 29.01

The Applicant proposes to file the plat, sheet 1 of 1, to create a 40ft wide public right a way to service 2 existing dwellings and one new dwelling. In doing so the Applicant will be required to improve the public street, to a width of 18ft, with no curbing.

The Applicant, Mr. Gass was present and represented by Kimberly Bennett, Esq. of King, Kitrick & Jackson, LLC and Mr. Ray Carpenter, PE of R.C. Associates Consulting, Inc. Mr. Carpenter was sworn in by Court Reporter and testified the application is submitted as Major Subdivision due to division of 2 lots and putting in Public Street. Mr. Carpenter explained, the Applicant is proposing easement on Lot 16.08 to be converted to Public Street.

Mr. Carpenter acknowledges Mr. Wilkerson, Planning Board Engineer report dated Jan. 10, 2017 and testified to the following:

- Applicant will comply with technical concerns addressed in PMS 5/11 Resolution Compliance Review letter issued on January 4, 2017 by Mr. Wilkinson.
- Applicant will review name of right away street with OEM and EMS prior to filing plat
- Mr. Carpenter confirmed there is no sight triangle easement on Lot 28, testifying that the applicant can't provide, due to no owning the lot, but would attempt to obtain. Mr. Fowler commented a letter from the Applicant showing an offer on sight triangle would be accepted by the Township.
- Mr. Carpenter address Mr. Wilkinson concerns on the school bus pick-up, by advising the bus pick-up is on Circle Dr. and enter property
- Mr. Carpenter testified the two new concrete monuments along Circle Dr. will be set and certification provided.
- Mr. Carpenter agreed to the following Construction Plan review comments:
 - To provide standard signature blocks on each site plan, in bottom right corner.
 - To match the proposed pavement section on sheet 2 of 2 with current land development ordinance for local streets.
 - Applicant will put in "T" turn around at the end of the street to address trash pick-up concerns.
 - Applicant will be put a stop sign on Circle Drive to meet MUTCD.
- Mr. Carpenter testified the Applicant has submitted an application to the BTMUA and is awaiting approval. He advised the Applicant will comply with any comments from the Fire Marshal and Fire Sub-Code. Mr. Carpenter also testified the Applicant has received certification from Soil Conservation District, as well as approval from Ocean County.

A motion was made by Councilman Mummolo and seconded by Mr. Occhiogrosso to approve.

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Ms. Della Volle, Mr. Nugent, Mr. Aiello , Mr. Cooke, Mr. Philipson

Absent:

Ms. Lambusta

Present, but not voting:

Mr. Osipovitch

ADJOURNMENT

A motion to adjourn the meeting was made by Councilman Mummolo and seconded by Mr. Gross. All were in favor.

The meeting was adjourned at 8:01pm

Respectfully submitted by:
Pamela O'Neill