

A meeting of the Brick Township Planning Board
was held on **March 8, 2017** in the Municipal Building.
The meeting was called to order at 7:00pm.

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
JoAnne Lambusta
Councilman Mummolo
Richard Gross
Cosmo Occhiogrosso
Kevin Nugent
William Philipson – Alt #1
George Osipovitch – Alt #2

MEMBERS ABSENT

Eileen Della Volle

ALSO PRESENT

Michael Fowler, AICP/PP, Municipal Planner
Chris Briglia, PE, Adams, Rehmann & Heggan
Angela Buonantuono, Court Reporter
Pamela O'Neill

VOUCHERS:

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Ms. Della Volle

Present but not voting:

Mr. Osipovitch

The motion passed and the vouchers were approved.

OLD BUSINESS- RESOLUTION :

PB-2785-MSP-V 12/16

B-TACH, LLC

Minor Site Plan w/Variance

Block 853 Lot 2 & 3

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

VOTING IN THE AFFIRMATIVE:

Mr. Gross, Mr. Cooke, Mr. Osipovitch. Councilman Mummolo, Mr. Nugent, Mr. Philipson, Mr. Occhiogrosso

Absent:

Ms. Della Volle

Ineligible:

Mr. Clayton, Ms. Lambusta, Mr. Aiello

Resolution R-16-17 was approved

NEW BUSINESS:

Capital Project:

Elissa Commins, Township of Brick, Municipal Engineer was sworn in by the Court reporter. Ms. Commins testified the Township intends to construct a 4,500sq ft. vehicular storage building, at the Drum Point Sports Complex at 41 Drum Point Rd., Block 548, Lot 1.01 & 21. The structure will be 1,500sq ft. from Brick Blvd. and will be used for equipment storage. Ms. Commins explained the equipment is currently being stored in a gravel area, in the elements. Mr. Aiello inquired if the sanitary sewage pipe would be incased in concrete due to proximity to the structure building site and Ms. Commins testified it would be, per the BTMUA's request.

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

VOTING IN THE AFFIRMATIVE:

Mr. Gross, Mr. Cooke, Mr. Osipovitch, Mr. Nugent, Mr. Philipson, Mr. Occhiogrosso, Ms. Lambusta, Mr. Clayton, Mr. Aiello

Absent:

Ms. Della Volle

Recused:

Councilman Mummolo and left the dais

Resolution Vote:

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

VOTING IN THE AFFIRMATIVE

Mr. Gross, Mr. Cooke, Mr. Osipovitch, Mr. Nugent, Mr. Philipson, Mr. Occhiogrosso, Ms. Lambusta, Mr. Clayton, Mr. Aiello

Absent:

Ms. Della Volle

Recused :

Councilman Mummolo and left the dais

Resolution R-15-17 was approved

NEW BUSINESS:

PB-2786-PSP/FSP 1/17

Brian Cosgrove/Crystal Point
Preliminary and Final Site Plan
Block 1321 Lot 66.01

The Applicant proposes to modify the existing marina to include a built in pool as well as a small building for maintenance and operations.

Due to the application being heard by the Architectural Review Committee held previously to the start of this meeting, an oral report was submitted by Mr. Cooke. Mr. Cooke advised the Board, the Applicant, his attorney, Mr. Michael J. Vitiello, Esq. and architect, Mr. Emmanuel Obiora presented to the committee.

Mr. Cooke offered the following report:

- The pool dimensions will be 16' X 35' with 3-5ft. depth
- The " A" frame building structure proposed will have a covered porch, 2 bathrooms, janitor closet, office on a concrete slab

- The decking will be stamped concrete
- Privacy fencing
- Medal roof
- White vinyl siding
- Gables with nautical look
- Children gate safety locks
- Facility hours will conclude at 5pm and will be for members only
- Minor security lightning

In conclusion, Mr. Cooke stated the ARC had no change recommendations for the plan.

The Applicant was present and represented by Michael J. Vitiello Esq. of Giordano, Halleran & Ciesla, and Michael B. Intile of Crest Engineering Associates. The Court Reporter sworn in Mr. Intile.

Mr. Vitiello testified the Applicant is seeking site plan approval to replace a pool, which was previously removed by the banquet hall owner 3 years ago. The removal of the pool constituted a 40% drop off in business for the Marina.

Mr. Intile submitted the following exhibits with testimony

- Exhibit A-1, cover sheet of survey-which describes the property with boundary lines. Mr. Intile testified the Manasquan River is to the north of the property and only 3.6 acres lot in Township of Brick. Mr. Intile advised currently the applicant has an 18'x40'trailer being utilized by the dock master for the capacity of 160 slips.\
- Exhibit A-2, detailed site plan drawing showing:
 - Pool and concrete patio
 - Proposed building and the canopy

Mr. Intile testified the applicant will be removing the existing trailer, 3' retaining wall due to the slope and the 2 dry wells.

Mr. Intile addressed the report from Kevin Batzel, Bureau of Fire Safety, dated February 2, 2017 with the following comment:

- The Applicant agrees to re-stripe the existing fire access lane from River Rd. and add a note to the plan indicating all fire lanes, zones and striping are in accordance with Township Chapter 191.
- The Applicant will identify the existing tank sizes of fuel storage on plan
- The Applicant will request relief from Mr. Batzel of removal of the existing speedbumps. Mr. Fowler suggested Mr. Intile reach out to Mr. Bazel to discuss further.

Mr. Intile acknowledges the no comment reports from Shade Tree, dated February 15, 2017, Traffic Safety dated February 6, 2017 and Elissa Commins, Township Engineer dated February 7, 2017.

Mr. Intile testified on the report from Ted Wilkerson, Planning Board Engineer, dated February 22, 2017 with the following statements:

- Mr. Intile stated the Applicant will ask for a waiver from the request for a parking distribution analysis, testifying 73 spaces in the Marina area and 100 spaces available by way of the easement on the other portions of the entire tract. Mr. Intile stated he would supply the Board Attorney with a copy of the recorded easement for review.
- Mr. Intile testified the applicant will be installing additional signage to direct pedestrians to the stairway and upgrading the stairway
 - Exhibit A-2 was marked in red to show 60' length of walkway to be created
- Mr. Vitiello stated the applicant will have outdoor trash cans near the area and utilizes dumpsters for the rest of the site.
- Mr. Intile testified due to the pool closing at 5pm and only operating from Memorial Day to Labor Day, the requested lighting management was unnecessary and the Board agreed. In the event the hours ever changed, the Applicant would return to the Board to amend the site plan to allow longer hours and lighting plan update. The Applicant also agreed to install low pylon lights and have his landscape architect work with the Board professionals to make sure lighting was adequate.
- Mr. Intile testified depending on BTMUA, as to if they could connect to the existing sanitary sewer lines for drainage or backwashing. If acceptable by BTMUA, the applicant will drain into dry wells. The Applicant will meet with BTMUA for approval of sewer and water plans.
- Mr. Intile stated the Applicant agrees to comply with all outside approvals

Mr. Intile testified on the report from Michael Fowler, Municipal Planner, dated March 1, 2017 with the following statements:

- The Applicant requested a waiver from installation of the sidewalks along River Road.
 - After discussion, review of a letter addressed to the Board from Zoning Officer, Sean Kinnevy dated March 3, 2017 and straw poll of the Board. The Applicant agrees to installation of the sidewalk from Route 70 down River Road approximately 300ft.
 - Mr. Intile testified the Applicant has concerns on pending application before the Ocean County Planning Board and whether upon review they might require widening of the right a way, extensive drainage improvements or upgrades, which would be an high cost for a project of this small scope.
 - After discussion, Mr. Intile testified the Applicant agrees to amend their Ocean County Planning Board application to show installation of sidewalks from Route 70 down River Road until the entrance of the, approximately 300 and if the County were to require the Applicant to relocate utility poles, install significant drainage system, additional dedication of right away, all at significant expense, then the Board would waive the requirement of sidewalk install and allow the Applicant to contribute to the Pedestrian Safety Fund in an the same amount it would have taken to install 300' of sidewalk.

- Mr. Intile testified the proposed improvements do not require the approval of Point Pleasant, only Township of Brick.
- Mr. Intile agrees to more clearly label the dividing line between Brick and Point Pleasant on the plans and to conform proposed fence to all Building code requirements
- Mr. Intile testified the shared is 100 parking stall are the Marina's and 72 are the Banquet Hall.
- Mr. Cosgrove testified the Heliport hasn't been used in years and no plans to operate again.
- Mr. Intile testified the Applicant will indicate on the plans and in the notes, the Special Flood Hazard area and Preliminary Flood maps
- Mr. Intile stated the Applicant will submit for CAFRA permit and obtain
- The Applicant advised the pool closes at 5pm, no life guard will be on duty and agrees to turn off all lightning one hour after pool closes. The Applicant agreed to shield lighting fixtures to prevent glare onto adjacent roadways.
- The Applicant stated the pool would be salt water pool, thus eliminating concerns of chlorine.

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Ms. Della Volle

Present but not voting:

Mr. Osipovitch

ADJOURNMENT

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

The meeting was adjourned at 8:49pm

Respectfully submitted by:
Pamela O'Neill