

A meeting of the Brick Township Planning Board
was held on **March 22, 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.

MEMBERS PRESENT

Councilman Mummolo
JoAnne Lambusta
Kevin Aiello
Brad Clayton
Cosmo Occhiogrosso
Eileen Della Volle
Kevin Nugent
William Philipson – Alt #1
George Osipovitch – Alt #2

MEMBERS ABSENT

Richard Gross
Bernard Cooke

ALSO PRESENT

Michael Fowler, AICP/PP, Municipal Planner
Ted Wilkinson, PE, Adams, Rehmann & Heggan
Lisa Norman, CSR, Court Reporter
Pamela O'Neill

OLD BUSINESS- RESOLUTIONS :

PB-2786-PSP/FSP-1/17

SHM Crystal Point, LLC
Preliminary and Final Major Site Plan
Block 1321 Lot 1

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Gross, Mr. Cooke

Ineligible:

Ms. Della Volle

Mr. Osipovitch

Resolution R-18-17 was approved

MASTER PLAN ELEMENT

Tara Paxton, AICP/PP, Assistant Township Planner, made a presentation to the Board on The Fair Share and Housing Plan Element of the Master Plan. She gave a history of the Affordable Housing in the Township of Brick, noting the Township has been in compliance since 1991, the Priority Cycle Component and an Explanation of Compliance. She reviewed the 2015-2025 Third Round Obligation-1,133 units-RDP-105 units, The Township is hoping to have housing for Veterans. Mechanisms for Compliance and conclusion were provided by Ms. Paxton. After a brief discussion, the Chairman opened the hearing to the Public. Seeing no public comment, he called for a motion to approve the plan.

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Gross, Mr. Cooke

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Gross, Mr. Cooke

Resolution R-19-17 was approved

NEW BUSINESS:

PB-2782-MS –V-10/16

Brick Housing Authority
Minor Subdivision
Block 702.12 Lot 2
165 Chambers Bridge Rd.

Terry Brady, Esq. appeared on behalf of the applicants, Brick Housing Authority. They are proposing to subdivide the property into 2 lots for the purpose of creating a separate lot on the far side of the common access drive.

Frank Baer, PE, WSB Engineering was sworn by the Court Reporter. He testified they are proposing the subdivision to free proposed lot 2.04 from the HUD financing. New lot 2.04 is undeveloped and no construction is planned at this time.. He noted no comment on the February 13, 2017 letter from Bureau of Fire Safety and the February 23, 2017 letter from Elissa Commins, Municipal Engineer. He reviewed the report prepared by Ted Wilkinson, PE, ARH Associates dated February 22, 2017. No variances were needed for this application, however the applicant is seeking a waiver for the provision of shade trees and sidewalks. Mr.Baer agreed to provide a letter of interpretation from the DEP in the event the property is to be developed. He agreed to create an easement which would be recorded of 15 feet where the drainage channel is located.

The Chairman opened the hearing for public comment. Seeing none, he called for a motion.

A motion was made by Mr. Occhiogrosso and seconded by JoAnne Lambusta to approve the application.

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Gross
Mr. Cooke

PB-2784-(2500)-A-PSP-FSP-12/16

Meridian Nursing and Rehabilitation at Brick
Block 1170, Lot 18.03

Amended Preliminary and Final Major Site Plan
415 Jack Martin Boulevard

Albert Zager, Esq., appeared on behalf of the applicant, Meridian Nursing and Rehabilitation. The applicant is seeking approval to construct additional 27 parking spaces and improve the storm water infiltration basin on the property.

Ariel Kirschner, Administrator for Meridian Nursing and Rehabilitation was sworn by the Court Reporter. She testified she is the Administrator of the facility. She testified as to the number of employees, shifts and parking needs. She testified as to the need for additional spaces.

Millis Looney, PE, was sworn by the Court Reporter.

The following exhibits were marked:

A-1 arial photograph of the site

A-2 site layout plan Sheet 3 of 8

A-3 Site layout layout plan Sheet 5 of 8

Ms. Looney testified as to the variances. She reviewed the report prepared by Theodore Wilkinson, PE, ARH Associates, dated January 12, 2017. Mr. Wilkinson supported the variance to provide 9'X 20' stalls. Ms. Looney agreed to comply with the technical revisions in that report. She agreed the plan will show the existing pipes on the property will be shown ad any clogged ones will be cleared. In addition, they agreed to upgrade the ADA ramps and striping.

Ms. Looney reviewed the report of Michael P. Fowler, AICP/PP, Township Planner, dated March 16, 2017. She agreed to comply with comments C,E,F,G and H.

The applicant will comply with the Bureau of Fire Safety report dated December 7, 2016 regarding the breakaway barrier chain to be outfitted with a Knox lock..

There were no comment reports from Traffic Safety dated January 6, 2017 and Township Engineer, Elissa Commins, PE, dated December 27, 2016.

The Chairman opened the hearing to public comment. Seeing none, he called for a motion.

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Gross, Mr. Cooke

ADJOURNMENT

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

The meeting was adjourned at 8:00 PM

Respectfully submitted by:
Pamela O'Neill