

A meeting of the Brick Township Planning Board  
was held on **August 23, 2017** in the Municipal Building.  
The meeting was called to order at 7:05pm.

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  
Richard Gross  
Eileen Della Volle  
JoAnne Lambusta  
Kevin Nugent  
William Philipson – Alt #1  
George Osipovitch – Alt #2

**ABSENT:**

Brad Clayton  
Councilman Mummolo  
Cosmo Occhiogrosso

**ALSO PRESENT**

Harold Hensel, Esq.  
Ted Wilkinson, PE  
Michael Fowler, AICP/PP, Municipal Planner  
Denise Sweet, Court Reporter  
Pamela O'Neill, Secretary

**MINUTES- June 28, 2017**

A motion was made by Mr. Osipovitch and seconded by Mr. Philipson to approve the minutes of June 28, 2017.

**VOTING IN THE AFFIRMATIVE:**

Mr. Gross, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osopovitch

**INELIGIBLE:** Ms. Lambusta, Ms. Della Volle, Mr. Nugent

**NEW BUSINESS:**

**PB 2764(2492)-Robert and Loretta Bleismann**

Amended Final Major Subdivision  
Block 1422.15, Lot 28  
500 B Ridge Road

Nicholas Montenegro, Esq, appeared on behalf of the applicants. He explained this was the final major subdivision and a previous approval on this property for 5 lots had never been perfected due to complications for water and sewer from the BTMUA. The Amended Preliminary Major Subdivision was approved by Resolution R-25-15.

Robert Burdick, PE, PP, was sworn and testified as engineer and planner. He testified this was a creeping major subdivision due to prior approval on this parcel. He reviewed the report of Theodore Wilkinson, PE, ARH Associates, dated August 1, 2017 where Mr. Wilkinson indicated the applicant is in compliance with the Preliminary Major Subdivision and a review letter dated July 20, 2017.

Mr. Burdick testified the site is over 5 acres located between Ridge Road and Bristol Lane. The lots are conforming.

Approval of this application requires abandonment of the previous approval for 5 lots granted in 2004.

The applicants agree that they would request a new easement form the neighbor to correct the mislocation of pipes outside the easement. If the neighbor does not agree, the applicants will locate the pipes within the currently existing easement.

The applicants had agreed to contribute to the pedestrian safety fund in lieu of installing sidewalks on the preliminary approval.

The Chairman opened the hearing to the public.

William Duda, 810 Bristol Lane, questioned the ownership of adjoining lots, but did not object to the subdivision.

The hearing was closed to the public.

A motion was made by Mr. Gross and seconded by Ms. Lambusta to approve the application:

**VOTING IN THE AFFIRMATIVE:**

Ms. Lambusta, Mr. Gross, Ms. Della Volle, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osopovitch

**ABSENT:** Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso

**PB-2796-MS-V-7/17 John A. Tuttle**

Minor Subdivision with Variance

Block 1073, Lot 7.01 & 5

407 and 411 19<sup>th</sup> Avenue

Kimberly Bennett, Esq. appeared on behalf of the applicant. The lots are owned by John Tuttle and Glenn J. Chrzan. She stated the applicants are seeking a minor subdivision to readjust a lot line and replace an existing odd shaped lot line. There are existing dwellings on both lots. No new construction is proposed. They have OC Planning Board approval.

Ron VanHuss, PLS, professional land surveyor, was sworn and his qualifications were accepted by the Chairman. He testified the realignment of the lot line would create two rectangular shaped lots. The variances required are for minimum lot size and minimum lot frontage. He stated his opinion that there would make the property more conforming and has no negative effect.

The lots are non- conforming and still will be.

He reviewed the report prepared by Mr. Wilkinson, PE, ARH Associates dated August 1, 2017.. He agreed to remove the old monument and set a new one one the application is approved.

Mr. Wilkinson said he had no objection to the application.

Mr. Fowler said the two owners have lived with this situation for a long time. They should not have to participate in the Pedestrian Safety Fund since this is just a lot line adjustment.

The following reports were included in the record:

Bureau of Fire Safety report dated July 14, 2017

Township Engineer report dated August 9, 2017

The Chairman called for public comment, seeing none he called for a motion.

A motion was made by Mr. Osopovitch and seconded by Ms. Lambusta.

## **VOTING IN THE AFFIRMATIVE**

Ms. Lambusta, Mr. Gross, Ms. Della Volle, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osopovitch

## **ABSENT**

Mr. Clayton, Mr. Mummolo, Mr. Occhiogrosso

## **OLD BUSINESS**

### RESOLUTIONS

PB -2660-A-PSP-V-FSP-  
White Castle System, Inc.  
Block 670, Lot 3 and P/O Lot 4  
2778 Hooper Avenue

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

## **VOTING IN THE AFFIRMATIVE**

Mr. Gross, Mr. Aiello, Mr. Cooke, Mr. Osopovitch

## **INELIGABLE**

Ms. Lambusta, Ms. Della Volle, Mr. Nugent, Mr. Cooke

## **ABSENT**

Mr. Clayton, Mr. Mummolo, Mr. Occhiogrosso

The motion passed and Resolution R-33-17 was adopted.

PB-2775- A-PSP-FSP-2/16  
Daibes Gas 14, LLC  
Block 869,Lots 26, 6, 6.01 & 5.01  
Amended Preliminary & Final Major Site Plan

A motion was made to approve the resolution by Mr. Aiello and seconded by Mr. Osopovitch

## **VOTING IN THE AFFIRMATIVE**

Ms. Lambusta, Ms. Della Volle, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osopovitch

**INELIGABLE**

Mr. Gross

**ABSENT**

Mr. Clayton, Mr. Mummolo, Mr. Occhiogrosso

The motion passed and Resolution R-34-17 was adopted.

PB-2776-MS-V-Ext  
Stephen Michael Homes, LLC  
Block 1338.15, Lot 22  
238 Sixteenth Avenue

A motion was made to approve the resolution by Ms. Lambusta and seconded by Mr. Osopovitch

**VOTING IN THE AFFIRMATIVE**

Ms. Lambusta, Ms. Della Volle, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Philipson,  
Mr. Osopovitch

**INELIGABLE**

Mr. Gross

**ABSENT**

Mr. Clayton, Mr. Mummolo, Mr. Occhiogrosso

The motion passed and Resolution R-35-17 was adopted.

**ADJOURNMENT**

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

The meeting was adjourned at 7:50 PM

Respectfully submitted by:  
Judith Fox Nelson