

A meeting of the Brick Township Planning Board
was held on **August 9, 2017** in the Municipal Building.
The meeting was called to order at 7:00 pm.

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. Cooke led the Pledge of Allegiance.

MEMBERS PRESENT

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

ABSENT: Richard Gross

ALSO PRESENT

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

VOUCHERS

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

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr.Philipson, Mr. Osopovitch

MINUTES- June 14, 2017

A motion was made by Councilman Mummolo and seconded by Mr. Occhiogrossp to approve the minutes

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Osopovitch

Absent Mr. Gross

NEW BUSINESS:

PB 2776-MS-V-Ext

Stephen Michael Homes

Extension of Minor Subdivision

Block 1338.15, Lot 22

238 Sixteenth Avenue

Richard D. Stanzione, Esq. appeared on behalf of the applicant. He said the application was needed because of issues of posting bonds. The bonds have now been posted, however the applicant has exceeded the filing deadline.

The resolution approving the subdivision was adopted on July 27, 2016.

A motion was made by Councilman Mummolo and seconded by Mr. Osipovitch to approve the extension.

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Osopovitch

Absent Mr. Gross

Tree Clearing

PB- 2798-TC-5/17

Brad Huff

Block 870, Lot 41.01- 216 Princeton Avenue

Brad Huff, applicant, was sworn. He explained the property was cleared more than 9 trees to construct a new dwelling. The house will be set back 75 feet from the street. He will have 40 remaining trees.

Mr. Fowler noted if the applicant had made the tree clearing part of his permit to construct the dwelling he would not have to be before the Board.

Mr. Huff agreed to provide street trees.

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

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Osopovitch

The motion made was to approve and adopt the resolution.

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

John J. Jackson, Esq. appeared on behalf of the applicant. He presented Alfred Stewart

Alfred Stewart, PE, PLS, was sworn. His qualification as Surveyor and Engineer were accepted by the Chairman to testify as Engineer. He asked to have Exhibit A-1, revised site plan, marked. The marked up plan was in response to comments made by Mr. Fowler.

Mr. Jackson said the plan was originally approved by the Board back in 2006. The State required changes to the driveway.

Mr. Stewart testified the property is located on Route 88 East in the B-2 zone. It was approved with 2 buildings. The larger of the two buildings has been relocated further west on the current plan. The loading docks have been reduced from 2 to one. The new plan has a simpler flow.

He reviewed the report of Theodore Wilkinson, PE., . He agreed to indicate the easements on the plan, provide notes on the plan for landscaping and buffers, grading revisions, storm water compliance. They agreed to lighting requirements, parking, signs and striping, ADA compliance, parking and pedestrian access, trash enclosure.

He reviewed the report of Michael P. Fowler, AICP/PP dated August 4, 2017. He agreed to provide a 3 foot berm along Route 88. They will not provide the landscape islands for the 10 parking stalls by waiver. The trash enclosure will be landscaped on 3 sides. They agreed that the landscape buffer will be enhanced at the recommendation of the Planner after clearing. The Board agreed to a waiver on the loading zone. The pylon sign will be 50 square feet, max 20 feet high, and will be made subject to the approval of the Board Planner.

A utility plan will be provided to the Bureau of Fire Safety per report dated February 25, 2017.

The applicant agreed to make revisions to the loading zone per the Traffic Safety report dated March 2, 2107.

The Chairman opened the hearing for public comment. Seeing none, the hearing was closed and the Chairman called for a motion.

A motion was made by Mr. Occhiogrosso and seconded by Mr. Philipson.

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Osopovitch

OLD BUSINESS

PB 2768- Ext- Lombardi Residentail

Block 940, Lot 41.01
216 Princeton Avenue

A motion was made by Councilman Mummolo and seconded by Mr. Aiello

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Osopovitch

PB 2773- Ext- William Nittoso

Block 1409.08, Lot 25

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

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Osopovitch

ABSTAINING :

Ms. Lambusta

ADJOURNMENT

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

The meeting was adjourned at 8:06 PM

Respectfully submitted by:

Judith Fox Nelson