

A meeting of the Brick Township Planning Board
was held on **September 13, 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.

The Chairman called the meeting to order at 7:00 PM.

Mr. Cooke led the Pledge of Allegiance.

MEMBERS PRESENT

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

ABSENT:

Kevin Aiello
Brad Clayton
Eileen Della Volle

ALSO PRESENT

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

NEW BUSINESS:

PB-2790-MSP-C-5/17

Fabrizio Properties, LLC
Block 830, Lot 31.
1643 Route 88
Minor Site Plan with Variance

Kimberly Bennett, Esq., appeared on behalf of the applicant. She noted the site is a small shopping center at 1643 Route 88. The applicant proposes to remove an old brick wall and install tongue and groove fencing along the southerly property line.

James Giordano, PE, engineer for the applicant and Raffael Fabrizio, applicant were sworn.

Mr. Giordano introduced Exhibit A-1, four color photos of an ariel view of the site. He pointed out that he could have installed a picket fence without requesting a variance. They agreed to install a 48 " high picket fence with 2 inch slats, 10 feet back from the right of way. That eliminated the need for a variance. The applicant agreed to comply with all AASHTO specifications for site triangles.

The fencing would reclaim the applicants property from the neighboring property owner.

Mr. Fabrizio testified he began to construct a wall and has removed about 3 ½ feet of asphalt and agreed to provide gravel in that area.

The following reports were included with the application, Michael P. Fowler, Municipal Planner, dated September 8, 2017, Theodore Wilkinson, PE, ARH Associations, dated June 29, 2017, Bureau of Fire Safety, dated June 20, 2017, Traffic Safety, dated June 27, 2017, Architectural Committee dated May 8, 2017.

The applicant agreed to repair the utility service drop, relocated the sheds and wooden box and repaving the parking lot.

The applicant requested a waiver for the existing condition of no 5 foot wide landscape island between parking facilities and adjoining properties.

Mr. Bart Riganti, was sworn. He is the adjoining owner of the automobile shop next to this site. He presented Exhibit O-1 through O-7 to the Board. These photos depicted the area where the proposed fence is to be located. Mr. Riganti does not want the fence installed.

The applicant and Mr. Riganti were unable to resolve their disagreement.

Ms. Bennett asked the Board to act upon the application.

Lisa White, West Princeton Ave, was sworn. She expressed concern about the fence.

A motion was made by Mr. Gross and seconded by to deny the application .

Voting in favor:

Ms. Lambusta, Mr. Gross, Mr. Cooke, Mr. Osipovitch

Voting No Mr. Nugent

Abstaining, Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson,

Mr. Hensel advised the Board that the motion failed.

Mr. Fowler noted there were no variances.

After discussion, to consider giving the applicant and neighbor time to work out their differences,

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

In Favor: Ms. Lambusta, Councilman Mummolo, Mr. Nugent, Mr. Cooke, Mr. Occhiogrosso, Mr. Philipson, George Osipovitch

Voting No: Mr. Gross

Absent: Mr. Aiello, Mr. Clayton Ms. Della Volle

OLD BUSINESS

RESOLUTIONS

PB-2764 (2492) A-FMS

Robert and Loretta Bliesman
Block 1422.15, Lot 28
920 Ridge Road

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

In favor Ms. Lambusta, Mr. Gross, Mr. Nugent, Mr. Cooke, Mr. Philipson, Mr. Osopovitch.

Absent: Mr. Aiello, Mr. Clayton Ms. Della Volle

Ineligible: Councilman Mummolo, Mr. Occhiogrosso

PB-2796-John A. Tuttle

407 & 411 19th Avenue
Block 1338.15, Lot 22
Minor Subdivision

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

In favor Ms. Lambusta, Mr. Gross, Mr. Nugent, Mr. Cooke, Mr. Philipson, Mr. Osopovitch.

Absent: Mr. Aiello, Mr. Clayton Ms. Della Volle

Ineligible: Councilman Mummolo, Mr. Occhiogrosso

ADJOURNMENT

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

The meeting was adjourned at 8:15 PM

Respectfully submitted by:
Judy Fox Nelson