

A meeting of the Brick Township Planning Board
was held on **September 27, 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
Kevin Aiello
Brad Clayton
Eileen Della Volle
William Philipson – Alt #1
George Osipovitch – Alt #2

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 2795-Keavy Franzoni
Block 830, Lot 31
1643 Route 88
Minor Site Plan w/Variance**

Nicholas Montenegro, Esq. appeared on behalf of the applicant.
Albert Varosi, P.E.,P.P.,C.M.E., was sworn and recognized as a Professional Engineer and Planner.

The applicant Keavy Franzoni and her husband, Jim Lockland were sworn. Mr. Montenegro affirmed the proposed use is to be a tradesman's shop with an ancillary use as a storage of vehicle equipment utilized in two businesses- Racoon Hawling and Groundhog Demolition.

The current house will be converted into offices for the business.

Mr. Varosi testified the property is about 4.2 acres in the B-2 zone and the County is requiring a 4 foot road widening dedication on Mantoloking Road. He testified the property is in the Mantoloking Road Overlay Zone .The only changes to the site will be to provide handicap access including handicap stalls for parking. There will be vehicle storage as shown on the plan. He noted the site had been previously used as George Wright's construction yard.

Mr. Varosi reviewed Michael Fowler's report dated September 22, 2017. He confirmed that both businesses Ground Hawg Demolition and Racoon Hauling were licensed by the State of New Jersey to haul construction debris. Hours of operation would be from 7 am to 6:30 pm. The businesses employ 4 to 6 employees along with the owners..

The following exhibits were marked by the court reporter:

- A-1 Minor Site Plan dated September 15, 2017
- A-2 Landscape Design Plan designed by Keavy Franzoni
- A-3 Laminated pictures of the 4 sides of the building owned by Keavy Franzoni on September 27, 2017
- A-4 Motorized equipment list
- A-5 Deed of Easement dated January 27, 1984
- A-7 Laminated interior floor plan- for first and second floor

The applicant agreed that no hazardous material will be stored on the site.

Mr. Varosi reviewed the report prepared by Ted Wilkinson, PE, ARH Associates dated September 26, 2017. The applicant agrees to comply with the ordinance concerning trash enclosures. It was noted the proposal is reducing the old impervious coverage on the property. They agreed to relocate the shed to eliminate the need for variances.

The applicants requested a variance for the sign set back due to the County road widening easement.

They agreed to plant a triple row of evergreens and hours of operation Monday through Saturday only being open on Sunday for an emergency.

The applicant agreed to provide the jurisdictional determination concerning Wetlands and Wetlands buffering. The only items to be stored will be silt fences and snow fences. They agreed to do all maintenance activities on the equipment off site.

The following reports were included in the record.

Reports of Ted Wilkinson, PE, dated September 12, 2017 and September 26, 2017

Report of Michael P. Fowler, PE, dated September 22, 2017

Report of Environmental Commission dated September 27, 2017

Report of Bureau of Fire Safety dated August 21, 2017 and September 19, 2017

The applicant agreed to install a Knox lock on the property and agreed to property would support a 30 ton vehicle.

Report of Shade Tree Commission dated September 14, 2017

Report of Township Engineer,

Elissa Commins, PE, PP, CME, CFM dated September 5, 2017

The applicants agreed to provide a 22 foot wide driveway.

They will add a detail to show the two story building as strictly office use.

The plan will be revised to show a Spill Prevention Plan describing how oil, gas and fluids will be contained on site.

The site plan will be revised to show the location of the beekeepers boxes and will show a post and rail fence on all sides.

The applicants request to reduce the parking stalls form 20 feet to eighteen feet provided bumper stops are utilized. The driveway with is 22 feet.

The applicant will consolidate the 2 lots.

The site plan notes will be amended to show 4 employees plus the 2 principals shall be the number of employees.

A note shall be added to the plan that the drivers for the hauling shall park their personal vehicles in the motorized vehicle parking area on a daily basis.

The applicant will add seahorse shutters and more piling features for corridor improvements.

Notes and details will be added to the plan to build red coping every two blocks along the 6 foot wide concrete sidewalk.

The plan will show the parking spaces will consist of crushed clam shells with the exception of the ADA parking space.

The plan will show 6 ft X 6 ft pressure treated railroad ties, one course high around the sides and back of the dumpster storage area.

The plan will show the monument sign to be a maximum of 3 ft X 5 ft.

The trash enclosure will be 6 ft X 5 ft with gates per set back requirements..

There is a condition that the dumpsters shall be empty at all times and there shall be no cleaning or maintenance or repair work of any site equipment.. No hazardous waste shall be hauled on the vehicles to be stored on this site.

No activities shall result in odor issues.

The Chairman called for public comment.

Nicloe Pantekes was sworn. She is the owner of Block 68, Lot 18, testified she lives directly behind the existing 2 story dwelling that is being proposed as an office. Her lot has no frontage and maintains access by a driveway easement (Exhibit A-5). She said there was an application by this owner before the Board of Adjustment which was denied. In that case the dwelling was proposed as a residence. She said this is the same concept. Mr. Montenegro responded that a tradesman shop is permitted and the house will become offices. She offered Exhibits O- 1 through O-6, photographs of the property taken at various times. She agreed that a K-turn would be helpful.

The applicant will agree to a 40 foot long by 12 ft wide K-turn around area property signed for use by emergency vehicles at the end of the 24 foot main driveway for emergency vehicles, and a 20 ft long by 10 ft wide paved K-turn around the area at the end of Lot 18's private driveway with the pavement surface to match the existing driveway material presently on the property. New lighting shall have house sided shields.

David Brown was sworn. He is the owner of 199 Mast Road and testified he is a bee keeper and he agreed to relocate the bee hives and show them on the site plan.

Larry Gilman was sworn. He testified he is friends with the applicants and thinks that the plan is appropriate.

Randy Lesperance was sworn. He is the owner of 185 Mantoloking Road. He is in the B-2 zone and owner of Lan/Design, a landscaping company. He offered Exhibit L-1, a letter from the zoning officer, Sean Kinnevy noting the use as a conforming contractor yard. He said the proposed application was similar to his business use.

Stacy Ferris, 20 Scheiber Drive was sworn. She testified in favor of the application

Sofia Ciellella, was sworn. She testified she is an employee of the applicant and she is in favor of the application.

Seeing no others members of the Public to be heard, the Chairman closed the Public Hearing.

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

In favor;

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

Present but not voting

Mr. Phipson, Mr. Osopovitch

OLD BUSINESS

RESOLUTIONS

PB-2790-MSP-C-5/17
Fabrizio Properties, LLC
Block 830, Lot 31.

1643 Route 88
Minor Site Plan with Variance

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

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

Ineligible: Mr. Clayton, Ms. DellaVolle

ADJOURNMENT

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

The meeting was adjourned at PM

Respectfully submitted by:
Judy Fox Nelson