

A meeting of the Brick Township Planning Board  
was held on **October 25, 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  
Richard Gross  
JoAnne Lambusta  
Cosmo Occhiogrosso  
Kevin Nugent  
William Philipson – Alt #1  
George Osipovitch – Alt #2

**ABSENT:**

Kevin Aiello  
Brad Clayton  
Eileen Della Volle  
Councilman Mummolo

**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-2797-LST Land, LLC**

149 Mantoloking Road  
Block 84, Lot 11  
Minor Site Plan

Engineer, Matthew Hockenbury, P.E., presented to the board along with Raymond Bogan, Esquire. 149 Mantoloking Road is a B-2 zone and former Moose Lodge damaged by Superstorm Sandy. The applicant is proposing a change of use to a

hardware store with additional improvements on the site. The following exhibits were entered on the record:

A-1 Minor Site Plan

A-2 Revised site plan, revised in accordance with comments from the Planning Board's Engineer

A-3 Architectural Drawings

A-4 Site Photos with signs

There is no change in footprint of existing building. Mr. Hockenbury noted most of the variances requested already exist, the lot width where 125ft is required and 100ft is existing is proposed to remain the same. Variance for parking stalls where 10ft by 18ft is required and 9ft by 18ft is proposed. It was explained why there was no 3ft high berm separating the property from the roadway and indicated this was part of the pre-existing conditions on the property, through a revised site plan (A-2) the applicant was able to achieve a 5.9ft buffer whereas a 6ft buffer is recommended by Planning Board Engineer, Ted Wilkinson.

In addressing Mr. Wilkinson's report Mr. Hockenbury agrees that the pylon sign will be restructured since it may encroach on the sight triangle. It was agreed upon at least 15ft from the property line and outside the sight triangle.

The applicant agreed to provide a 4ft curbed sidewalk back, front and along the side of the building by pushing the driveway out this gives a 4ft curbed access way for pedestrians for the liability of the customers walking in the parking lot.

In regards to the Fire Bureau report by Kevin Batzel, it is proposed to redesign stripping for the parking lot and will clarify proposed display area to rear of building. Mr. Wilkinson and Mr. Fowler agreed that the displays in the front of the building will be dangerous and 36 inches of clear access to the front entrance way should be provided. The applicant also agreed to provide a bike rack in the consistency with the Mantoloking Road Street Scape Ordinance.

Thomas Hurst, owner of the property, was sworn in and testified that there was electric to the garage, and previously natural gas was provide to the garage that has since been disconnected and he has no intention to reconnect it. The applicant stated the hours of operation would be 7 days a week from 7am-7pm in the summer and 8am-6pm in the winter. The applicant agreed that no deliveries or trash pickup would occur between 10pm and 7am. Richard Gross asked if there was damage from Superstorm Sandy to the building and Mr. Hurst said water did flood the building which there has been no remediation yet, but the building will have flood resistant materials and will not be raised as it is not required.

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 Mr. Occhiogrosso and seconded by Mr. Gross to approve the application:

**VOTING IN THE AFFIRMATIVE:**

Mr. Gross, Ms. Lambusta, Mr. Occhiogrosso, Mr. Nugent, Mr. Philipson, Mr. Osipovitch,  
Mr. Cooke

**ABSENT:**

Mr. Aiello, Mr. Clayton, Ms. Della Volle, Councilman Mummolo

**OLD BUSINESS**

RESOLUTIONS

**PB-2799-Harbour Yacht Club & Marina**

501 Route 35 South

Block 23 & 25.01 Lot 1,1.03,1.04,1.05 & 57 & 57.01

Preliminary & Final Site Plan with Conditional Use & Variances

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

**VOTING IN THE AFFIRMATIVE**

Ms. Lambusta, Mr. Gross, Mr. Nugent, Mr. Philipson, Mr. Osopovitch

**INELIGIBLE**

Mr. Occhiogrosso, Mr. Cooke

**ABSENT**

Mr. Aiello, Mr. Clayton, Ms. Della Volle, Councilman Mummolo

The motion passed and Resolution R-41-17 was adopted.

**ADJOURNMENT**

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

The meeting was adjourned at 8:29PM

Respectfully submitted by:

Lauren J. Helmstetter