

A meeting of the Brick Township Planning Board
was held on **November 8, 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
Kevin Aiello
Brad Clayton
JoAnne Lambusta
Councilman Mummolo
Richard Gross
Cosmo Occhiogrosso
Kevin Nugent
William Philipson – Alt #1
George Osipovitch – Alt #2

MEMBERS ABSENT

Eileen Della Volle

ALSO PRESENT

Harold Hensel, Esq.
Ted Wilkinson, PE
Michael Fowler, AICP/PP, Municipal Planner
Colleen Vaughn, Court Reporter
Lauren Helmstetter

OLD BUSINESS:

Minutes-

Aug. 9, 2017

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

Voting in favor: Mr. Clayton, Ms. Lambusta, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

Aug. 23, 2017

A motion was made by Ms. Lambusta and Seconded by Mr. Osipovitch.

Voting in favor: Ms. Lambusta, Mr. Gross, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

Present but not voting:

Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso

Sept. 13, 2017

A motion was made by Councilman Mummolo and Seconded by Mr. Gross.

Voting in favor: Ms. Lambusta, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Mr. Nugent, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

Present but not voting:

Mr. Clayton, Mr. Aiello

Sept. 27, 2017

A motion was made by Mr. Gross and Seconded by Councilman Mummolo

Voting in favor: Mr. Clayton, Ms. Lambusta, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

RESOLUTIONS

PB-2797-MSP-V-8/17

LST Land LLC
Block 84 Lot 11
149 Mantoloking Rd
Minor Site Plan w/Variance

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

In favor

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

Present but not voting:

Mr. Clayton, Councilman Mummolo, Mr. Aiello, Mr. Osipovitch

The motion passed and Resolution- R-42-17 was adopted

NEW BUSINESS:

**WCS Properties c/o William Sitar
PB 2800-MSP-MSP-V-8/17
Block 702.01 Lot 1
105 Chambers Bridge Rd
Minor Site Plan with Variance**

John Jackson, Esq. appeared on behalf of the applicant.

Mr. Jackson stated the applicant had recently purchased this property with the intent to renovate and upgrade the property with the consistency along with street improvements in the B-2 zone. There is no specific tenant at this time upgrades are being tailored toward a retail use and possibly a bank but no lease has been signed.

William Stevens, P.E.,P.P., Professional Design Services, LLC was sworn in and Mr. Cooke accepted his credentials to testify as a Professional Engineer and Planner.

The following exhibits were marked by the court reporter:

- A-1 Cover sheet for the subject drawings
- A-2 Site Plan
- A-3 Aerial photograph of subject property and surrounding neighborhood
- A-4 Color rendering showing site improvements
- A-5 Picture of existing conditions of building when bought
- A-6 Two photographs of existing driveway next to 711
- A-7 Aerial photograph of Chambers Bridge Rd
- A-8 Architectural elevations
- A-9 Architectural construction Drawings
- A-10 Floor Plan

Mr. Stevens reviewed the following reports of:

Ted Wilkinson, PE, dated September 26, 2017,
Michael P. Fowler, Municipal Planner, dated November 7, 2017,
Kevin C. Batzel, Bureau Chief/Fire Marshal, dated September 8, 2017,
Shade Tree Commission dated October 11, 2017,
Report of Traffic Safety dated September 13, 2017 and
Elissa Commins, PE, PP, CME, CFM Township Engineer, dated October 6, 2017.

Mr. Stevens described the area and noted the property is undersized for current zoning and stated that the small alcove in the rear of the building is being enclosed to increase the building size. He stated the design of the traffic flow of the building would be an "entrance only" off of Chambers Bridge Road from a previous curb that was presently unused. Exiting would only be on Salmon Street. Mr. Stevens requested municipal approval to make a cut through on the island located on Salmon St. to allow traffic flow to make a left out of the parking lot and then a left onto Chambers Bridge Road.

Mr. Wilkinson stated opening the island is not favorable from the Planning Board and wants to reduce the number of “right ins’ from Chambers Bridge Road considering clockwise traffic and might have to reduce 1 parking stall to conform to fit the trash enclosure.

Mr. Cooke referenced Township Planner, Elissa Commins report stating how the opening of the existing curb island is unsafe and unnecessary as motorists have the ability to turn right out of this driveway and head east on Salmon Street and complete a U-Turn within 100 feet of the site driveway.

Mr. William Sitar, principal owner, was sworn in and stated his concern about changing the traffic circulation. He purchased this building because it was in a busy area and stated a future tenant would not be appealed with limited parking that could hurt a potential business.

The proposed design shows 11 parking stalls and one handicapped space, which is more than necessary given the proposed size of 1,328 sq. ft., only requires seven spaces and one handicapped space.

Mr. Fowler made reference to his report which indicated a change in the flow of traffic from its current counterclockwise direction to a clockwise direction. Instead of circulating in from Chambers Bridge Road in a counterclockwise fashion and exiting onto Salmon Street, Mr. Fowler suggested having the plan similar to when the previous tenant “We Buy Gold” was occupying the building. He stated to continue having the means of ingress of the site from Salmon Street and traffic flow in a clockwise direction onto Chambers Bridge Road with a right turn only. Parking in the rear would be modified by reversing the angle parking. After some consideration by the applicant and its professionals, they declined to reverse the traffic flow that was suggested. They did agree to comply with the Street Scape Ordinance to enhance sidewalks with pavers and provide bike racks and benches.

Closing questions from Mr. Fowler included hours of operation since there is no buffer between the residential neighborhood behind the property the applicant proposed 7am-11pm and if any other changes in house with will come back to the board for approval.

Mr. Gregory Cox, the applicant’s architect, was sworn in and referred to exhibit A5 the older pictures of a rundown building and A8, A9, and A10 he stated they have already received construction permits for the façade renovation and opening up the first floor plans. He addressed the sign Ordinance, and confirmed that the proposed sign meets the requirements at less than 15% of the building frontage. He requested that the signage be permitted on three walls, specifically on the wall facing the 7 Eleven for visibility on Route 70.

Councilman Mummolo stated the island should stay the way it is and the board anonymously agreed on this. Upon the circulation it was agreed by Councilman

Mummolo with the applicant for counter clockwise circulation and the board also anonymously agreed on this.

The Chairman opened the hearing to the Public. Seeing no public comment, he called for a motion to approve the plan.

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

In favor:

Mr. Clayton, Ms. Lambusta, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

Absent:

Ms. Della Volle

ADJOURNMENT

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

The meeting was adjourned at 9:06 PM

Respectfully submitted by:
Lauren J. Helmstetter