

A meeting of the Brick Township Planning Board
was held on **December 13, 2017** in the Municipal Building.
The meeting was called to order at 7:08pm.

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
Richard Gross
Cosmo Occhiogrosso
William Philipson – Alt #1

ABSENT

Mr. Osipovitch-Alt #2

ALSO PRESENT

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

VOUCHERS

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

VOTING IN THE AFFIRMATIVE:

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

ABSENT:

Mr. Osopovitch

MINUTES- October 11, 2017

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

VOTING IN THE AFFIRMATIVE:

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

Ineligible:

Mr. Occhiogrosso, Mr. Cooke

NEW BUSINESS:

Capital Projects

Brick Utilities GAC Improvements at William Miller Jr. Water Treatment Plant Block 755, Lots 40 at 1551 Highway 88 West

Benjamin Montenegro, Esq. appeared on behalf of the Applicant, and presented to the planning board plans to construct two new buildings at 5,500 SF each for water treatment upgrades at the existing plant on Route 88.

Richard Schammer, P.E., P.P., CME. Presented A1, a color rendition of the site plan, showing that no parking will be eliminated and the back row will have evergreens as a buffer to the neighboring houses on Forge Pond Road. He also stated that all set backs are met, 25ft is required and 45ft is proposed, and there are no wetlands or environmental constraints on this property.

Kenneth Gehringer, the MUA's architect pointed out on A2, a photograph of the view from the neighborhood, that due to the close proximity of the neighbors the building will be concrete and have a residential look, with grass surrounding it and have no HVAC systems on the outside.

Patrick Cole, a civil engineer with H2M Architect and engineers, added in that this will be a silent plant holding water filter systems with carbon filters that will not impact the surrounding neighborhood.

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

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Philipson

ABSENT:

Mr. Osopovitch

**Federal Realty Investment Trust
PB-2801-A-PSP-FSP-Cu/V-9/17
Block 671 Lot 1.01
56 Chambers Bridge Road
Amended Preliminary & Final Major Site Plan w/Variances**

John Jackson Esq. represented the applicant and introduced exhibit A-1, power point presentation, 58 pages which shows a substantial upgrade to Brick Plaza. The following exhibits were entered on the record:

- A-1: PowerPoint presentation
- A-2: Correspondence dated December 7, 2017 from Brick Utilities Authority
- A-3: Revised sheet 7 of 23 of the site Plan, Phase 3
- A-4: Revised Sheet 5 of 23 of Site Plan, Phase 1 and 4

Chris Cole, the project Manager for Metrovation/Federal Realty Investment Trust, was sworn. Mr. Cole explained that the developer is proposing an approximate \$23 million investment in the upgrades that is proposed in three phases.

Phase I includes the demolition of approx. 9,000 sq. ft. of the easterly portion of the building currently housing the Sports Authority which will reduce that structure from 42,735 sq. ft. down to aprox. 34,000 sq. ft. The building will house, tenant LA Fitness, a gym franchise. The portion of the eliminated building will be replaced with parking stalls on the eastern side of the building.

Phase II involves the renovation of the area between the walkway next to Bon-Ton with outdoor seating and a boardwalk-like walkway between the two buildings to provide access between the Chambers Bridge Road area of the site and the Cedar Bridge Avenue area of the site.

Phase III includes the rework of the building formally housing the Mansion on the Plaza. Demolition of approx. 5,000 sq. ft. of the building to include additional parking stalls as well as construction of a pedestrian bridge across the Cedar Bridge Branch.

Jeffery Carr, P.E., P.P. the applicant's civil engineer, stated that in his opinion, the increase in impervious coverage was minimal they propose to utilize pervious pavement in areas where new parking is being created. He also felt that this was a positive impact on the environment and will create a desirable visual environment through creative development techniques and good civic design and arrangement. Mr. Carr reviewed reports by township planner Michael P. Fowler and Planning Board Engineer Ted Wilkinson. It was agreed a timber guard rail and stream flow grates will be installed for pedestrian and bicycle safety around the stream and eco-friendly curb pieces.

A letter from the Environmental Commission was addressed by Mr. Carr who stated that the applicant is working with Barnegat Bay Partnership and agreed to work with the Environmental Commission on their concerns about the impact the project would have on the existing stream bed and the related habitat.

Timothy Schmidt, architect from Studio 222 Architects has worked with LA fitness for 12 years, he explained the redevelopment of the structure.

In closing, John Zaich, a representative of LA Fitness, who expressed with great pleasure his eagerness to open LA fitness in the Township of Brick. They have put a lot of time and energy into this project which will include a basketball court, swimming pool and other amenities.

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. Gross and seconded by Mr. Philipson to approve.

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Mr. Philipson

ABSENT:

Mr. Osopovitch

OLD 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**

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

VOTING IN THE AFFIRMATIVE:

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

Present but not voting:

Ms. Della Volle

ABSENT:

Mr. Osipovitch

The motion passed and Resolution- R-43-17 was adopted

ADJOURNMENT

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

The meeting was adjourned at 9:58 PM

Respectfully submitted by:
Lauren Helmstetter