

A meeting of the Brick Township Planning Board  
was held on **February 14, 2018** in the Municipal Building.  
The meeting was called to order at 7:16pm.

**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, 2018. 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  
JoAnne Lambusta  
Councilman Mummolo  
Richard Gross  
Cosmo Occhiogrosso  
Eileen Della Volle  
Kevin Nugent  
William Philipson – Alt #1  
Mr. Osipovitch-Alt #2

**ABSENT**

**ALSO PRESENT**

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

**VOUCHERS**

Chairman Cooke announced vouchers will be carried to the February 28, 2018 meeting.

**NEW BUSINESS:**

**Spruce Equities, LLC  
PB-2802- PMS-10/17  
Block 1133 Lot 7  
287 Van Zile Rd  
Preliminary Major Subdivision**

The applicant's attorney John Paul Doyle, Esq. opened the testimony and introduced the application. The application, a major subdivision proposing six residential conforming lots with one detention basin lot and one lot dedicated to the township. The current house that is on the existing lot will be demolished.

The following exhibits were marked as evidence:

A-1 Original Subdivision Plans

A-2 Floor Plans of a typical house

A-3 Site Plan

A-4 Concept Plan

A-5 Brick Township Police Department Traffic Safety Report dated December 5, 2017

A-6 Fire Bureau Report Dated December 4, 2017

Mr. Doyle called up Joseph Kociuba, the applicants engineer from KBA Engineering, to be sworn in. He stated the current lot is just under 3 acres at 2.9 in a R-10 zone surrounded by other developments in the R-10 zone. This complies with the medium density required in the R-10 zone in the Master Plan. An environmental impact statement was performed and found no threat to endangered species in the area. He stated in the request for a variance, due to Van Zile Road being a county road it is required by the Ocean County Planning Board and its Engineers to have jurisdiction and rules and regulations for intersections/roadways to be directly aligned with the opposite street, which is Tine Lee Court, as a result this creates a curve in the roadway and an unusual situation in the shape of lot 7.01 that loses land. This lot is approx. 13,000 sq. ft., which exceeds the 10,500 sq. ft. requirement for a corner lot in this zone but due to the conformity of the road it creates a hardship to meet the County's requirements of lining up the street. This lot is proposed to be dedicated to the Township and shall never be built on.

A local traffic engineer, Mcdonough & Rea Associates, performed a traffic report and found that the AM peak hour a trip generation of about five cars an hour and the PM peak hour was about one car every ten minutes which is about 6 an hour for this area.

Mr. Fowler's report dated February 9, 2018 and Mr. Wilkinson's Report dated December 14, 2017, was addressed by Mr. Kociuba, the closeness to the basins to the homes will not impact the groundwater flows. A 10 ft. conservation easement and swales through the rear yards of the proposed property will be imputed to facilitate drainage to the detention basin was agreed on. Mr. Kociuba stated that presently the entire property drains to the southern corner of the property across from Barrett Walk which is adjacent to their retention basin. The existing condition is the overflow is picked up by the Barrett Walk drainage system and run down to Cleveland Ave. The sheet flow in the new design will not drain to Barrett Walk they will flow to the new retention basin as the swale that is created will run through the rear yards to that detention basin. Mr. Kociuba explained the township is the best source to maintain these basins as they will make sure they will meet requirements at their best interest.

Mr. Wilkinson suggested the option of providing evergreen plantings on the easement to prevent building further in a drainage easement.

Mr. Fowler questioned whether the storm water basin can be made smaller to create a tree save plan around this area. The applicant agreed to work with the Township to clean up the existing basin near the property to make sure it is functioning appropriately, or make the monetary contribution to alleviate any deficiencies in this basin.

The sidewalk that was proposed along the north end of Wall St. raised concerns of who will maintain the sidewalk where no houses are proposed when there is overgrowth and snow removal needed. It was agreed upon by Mr. Kociuba to relocate the chain link fence on Lot 7.02 to add additional storm water inlets.

Recess 8:37pm

Resumed 8:55pm

Mr. Doyle stated that the comments on the Environmental Report dated February 6<sup>th</sup> have been addressed regarding the concern with the impact on the deficient green space and the preservation of trees as it was agreed on.

Mr. Gross questioned the detention basin dedicated to the Township if this was already approved by the Land Use Committee and who will maintain it, Mr. Doyle stated that it will be up to the Township if they will take the ownership of the basin and they will maintain the lot.

Councilman Mummolo asked if a sidewalk on Van Zile if that will still be proposed. Mr. Kociuba stated it will.

Mr. Nugent asked if the col-de-sac radius 40ft. is proposed if the adjustment of the lot and the size of the basin if a 60ft. could be put in.

Ms. Della Volle asked who will maintain the trees that are projected on the site, Mr. Kociuba stated the developer will have to maintain the trees at initial installation on their performance bond and for the first two years, the trees on the individual lots will be maintained by the homeowners.

The chairman opened for public comment.

Lousie Garibaldi, 184 Riverside Drive North, was sworn in opposed the plan stating the overgrowth of population over the last 40 years is affecting our school systems as they cannot handle the growth in population.

Lucille Rosace, 24 Ryjac Court, offered Exhibit O-1, a 2007 letter from the Ocean County Engineers on a study they did on the traffic flow of Van Zile road which resulted in the blinking light at the intersection of Van Zile and Harrison.

James Zebick, 58 Cleveland Avenue, was sworn in and he opposed the application with his concerns of town codes can be easily overridden the state statute. And that the use of the property being dedicated to the township if it is in best interest for the township.

Dawn Douglas, 282 White Oak Court, was sworn in she expressed her concern regarding the traffic and the new homes that were recently built in that area.

Tim Thompson, 12 Barrett Walk was sworn in and testified concerns for the traffic.

Susan Dyer, 420 Olive Court, was sworn in and stated she is a member on the Shade Tree Commission, and her concern of the tree canopies in the town, even though there will be replanting of trees it still will not make up for the lack of green space. She questioned how many retention basins the township owns and maintains and if they will be able to keep up with maintaining that with the cost and long term benefits.

Maria Cardone, 273 Novello Drive, was sworn in and testified that the traffic on Van Zile is very heavy and causes many accidents.

Tara DeAngelis, 303 Van Zile Road, was sworn in and testified that she has concerns of the traffic on Van Zile which she lives directly on and it is very hard for her to back out of her driveway.

Kevin Barnes, 13 Barrett Walk was sworn in and testified his concerns of the water table and that the water level on his property will rise with drainage ditch behind his house. And if it does rise to whom will have recourse on rectifying this.

Sidney Freay, 29 National Avenue was sworn in and testified that she attends Brick Memorial High School and stands on Van Zile to wait for the bus in the morning with a flashlight so the cars that are speeding don't hit her.

Rite Reay, 29 National Avenue was sworn in and testified that the traffic on Van Zile is very high and dangerous.

The Chairman announced the meeting will be carried to March 28, 2018.

The meeting was adjourned at 10:02pm

Respectfully submitted by:  
Lauren Helmstetter