

A meeting of the Brick Township Planning Board
was held on **March 14, 2018** 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, 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
Mr. Clayton
JoAnne Lambusta
Councilman Mummolo
Richard Gross
Cosmo Occhiogrosso
Eileen Della Volle
Kevin Nugent
William Philipson – Alt #1
Mr. Osipovitch-Alt #2

ABSENT

Kevin Aiello

ALSO PRESENT

Harold Hensel, Esq.
Michael Fowler, AICP/PP, Municipal Planner
Danielle Golba, Court Reporter
Lauren Helmstetter

VOUCHERS

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

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

A correspondence letter from Ted Wilkerson: PB-2786-Brian Cosgrove/SHM Crystal Pt., LLC Dated Jan. 30, 2018 was presented to the board.

MINUTES:

October 25, 2017

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

VOTING IN THE AFFIRMATIVE: Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

November 8, 2017

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

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Cooke

December 13, 2017

A motion was made by Councilman Mummolo and seconded by Ms. Lambusta to approve.

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

January 10, 2018

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

VOTING IN THE AFFIRMATIVE: Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Osipovitch, Mr. Cooke

ORDINANCE RESOLUTION:

Amend Chapter 245-296M(1)(d)

Temporary Sleeping Quarters

A motion was made by Councilman Mummolo and seconded by Ms. Lambusta to approve.

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

Amend Chapter 245 Part 2 Zoning

Camp Osborne Overlay Zone

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

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

OLD BUSINESS:

**ARYA PROPERTIES at Osprey Pointe
PB-2723(2496) FMS-Extension-2/18
Block 340 Lot 75 & 76**

A motion was made by Ms. Lambusta and seconded by Ms. Della Volle to approve.

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Gross , Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

NEW BUSINESS:

**Bauer Properties, LLC
PB-2804-MS-1/18
Block 252.19 Lot 40 & 40.01
111-115 Southview Ct
Minor Subdivision**

The applicant's engineer, Frank J. Baer, Jr. of W.S.B Engineering Group and its attorney, Anthony F. DiMento, Esq., appeared on behalf of the applicant. Mr. Baer testified to the board the application for a minor subdivision in the Drum Point section of Shore Acres. No variances are being requested for a subdivision of two existing lots to create three conforming lots. They are proposing to demo one of the two existing dwellings and with the creation of the new lot lines, the remaining dwelling will be conforming within the zone's setbacks.

Mr. Baer reviewed the report of Ted Wilkinson, PE, dated February 16, 2018; the applicant had requested waivers for the 26ft right-of way where 50ft is required and because there are no shade trees or street trees in the area the applicant also requested a waiver regarding the shade tree which was agreed on by the board. The applicant also requests to have the installation of curbing and sidewalks waived as there are no existing curb or sidewalks in this area and in lieu of will contribute to the Pedestrian Safety Fund.

Mr. Wilkinson, stated from his report his concern was introducing another driveway into the road and the pooling of water on the roadway; he would like the applicant to comply with Township requirements regarding the paving moratorium. The applicant agreed at the recommendation of the Board's professionals that when the road is opened for paving the utilities will then be placed in one trench at a time.

The Chairman called for public comment, seeing none he called for a motion.

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

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Mummolo, Mr. Occhiogross, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

ABSENT: Mr. Aiello

PRESENT BUT NOT VOTING: Mr. Osipovitch

PB-2805-MS-V-1/18

Steven Bendel

860 Ridge Road

Block 1422 Lot 46

Minor Subdivision w/Variance

The applicant's attorney John Paul Doyle, Esq., appeared on behalf of the applicant. He explained the applicant proposes to subdivide one lot that is 2.82 acres and fronting on Ridge Road into three lots. A variance is requested as one lot is 2.85ft short of the required 100ft lot width. Mr. Doyle introduces Mr. Frank Baer, the applicant's engineer to testify. Mr. Baer was sworn in and stated the current dwelling on the property utilizes a septic system, and they will tie into the available water line on Ridge Rd and Hollyberry which the lot extends to both streets. He reviewed the report prepared by Ted Wilkinson, PE, ARH Associates, dated February 9, 2018 and February 12, 2018.

Mr. Wilkinson stated concerns of the two driveways coming onto Ridge Road. If the two driveways were combined into one the modifications for the guardrail would not be necessary. He opposed the requested waiving of the curbing of Ridge Road.

Township Planner, Michael P. Fowler, requested a Tree Save Plan to be placed on the subdivision map and sought a conservation easement of 15ft on the side and 40ft on the rear.

The following exhibits were marked by the court reporter:

A-1: Letter from the Brick Township Municipal Utilities Authority

O-1: Location Map from resident on Ridge Rd.

Break from 8:55-9:03

The Chairman opened for hearing for public comment.

Michael Paxton, 952 Ridge Road was sworn in. He brought up a neighbor's deed restriction from 1968 in question. He wanted more research done if there were prior deed restrictions this application would not be valid. He questioned the benefit of the requested variance would have for the community and how it is only beneficial for the private owner. He raised concerns of the curve on Ridge Road that is dangerous for traffic now and sees it being even more dangerous in the future. He stated the

characteristic of the neighborhood would be brought down and is concerned future developers would be coming in for more building approvals.

Maria Iadonisi, 853 Hollyberry Lane was sworn in. Ms. Iadonisi stated she came in for a subdivision approximately ten years ago and spent \$25,000 but was rejected. She expressed great concern why she was rejected then and now if this is passed how the rules have changed over the years.

John LaMela, 740 Halifax Lane was sworn in. He objected the application.

Thomas Fatigante, 744 Hollyberry Lane was sworn in. He objected to the application.

Scott Schocket, 788 Hollyberry Lane was sworn in. He stated his concern about the tree clearing and soil erosion on his property. Years ago he paid for a sewer line connection which cost him over \$45,000 and now he questioned the new lots if they will be tied into the line he paid for.

Eileen Naggy, 878 Ridge Road was sworn in. She stated her deed from 2001 states no building within 100ft of Ridge Road is allowed.

John Furda, 804 Wellington Drive was sworn in. He stated he bought his house in 2015 and said he had also had a deed restriction.

Craig Culous, 880 Ridge Road was sworn in. He expressed concern for the wildlife that is currently living on this property.

Bill Nash, 852 Ridge Road was sworn in. He stated he resides in Holmdel and his wife's family has owned 852 Ridge Road for many decades it has been in her family. They have always enjoyed this area but with many changes over the years it has affected the homeowners and the traffic in that area.

After all public comment was heard a request from Board Attorney, Harold Hensel, Esq. was made to carry this application due to lack of information on deed restrictions which is critical for the board to know before voting. Mr. Doyle stating he will provide title searches on the referenced properties.

The Chairman announced the meeting will be carried to April 11, 2018

The meeting was adjourned at 10:18pm