

A meeting of the Brick Township Planning Board  
was held on **March 28, 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  
Brad Clayton  
Councilman Mummolo  
JoAnne Lambusta  
Kevin Nugent  
Richard Gross  
William Philipson – Alt #1  
Mr. Osipovitch-Alt #2

**ABSENT**

Kevin Aiello  
Cosmo Occhiogrosso  
Eileen Della Volle

**ALSO PRESENT**

Harold Hensel, Esq.  
Michael Fowler, AICP/PP, Municipal Planner  
Casey Dancisin, 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. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

**ORDINANCE RESOLUTION:**

**Proposed Amendment to the Metedeconk Village Redevelopment Plan**

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

**VOTING IN THE AFFIRMATIVE:**

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

**NEW BUSINESS:**

**PB-2806-TC-John Helmstetter  
596 Mantoloking Road  
Block 167 Lot 6  
Tree Clearing**

Mr. Cooke stated this application is being carried to the April 11, 2018 meeting.

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

The applicant's attorney John Doyle and engineer, Joseph Kociuba from KBA Engineering proceeding with their testimony from February 14, 2018. Exhibit A-7, a color rendering of the new site plan with an amended layout moving the last house to the end of the cul-de-sac, relocated a proposed basin and eliminating the sidewalk on the north side was marked.

Mr. Kociuba stated that a soil boring test was conducted that day and no evidence of water was seen up to 10ft.

Township Planner Michael Fowler stated a 10 foot wide easement on the rear of property was added so new owners cannot remove any trees in the easement. As he was previously concerned about drainage he is now satisfied with new drainage plan, and also suggests two shade trees per lot.

Board engineer, Ted Wilkinson asks of the applicant for a tree save plan. Mr. Doyle stated that not all the trees are worthy of saving as some are undesirable to homeowners but he will work on this with the township engineer.

The chairman called for public comment.

Kevin Barnes, 13 Barrett Walk was sworn. He questioned where exactly the soil borings were done that day because he lives in close proximity and does get water. Mr. Kociuba findings were about 50-60ft away from his house. Mr. Barnes also stated he wants

included into the plan an indemnity bond for a ten year protection for the existing homeowners because he is concerned when the developer is long gone there will be no one to take responsibility for future problems.

David Chirico, 245 Van Zile was sworn. His concerns of the lack of sidewalk on the north side and had questioned who is responsible for the repairs of the swale. Mr. Kociuba stated that the township will maintain it as it is their property.

Tim Thompson, 12 Barrett Walk was sworn. He stated he respects the idea to keep the trees but does not feel the roadway is safe as the entrance to the property. He does not agree with waivers as he feels the next developer will have no rules or regulations for the next row of homes built. He asks the board that no preliminary approvals be made with the water.

Christine McLaughlin, 16 Barrett Walk was sworn. She stated she is concerned about the size of the cul-de-sac; her street is 60ft wide and is too narrow for fire trucks and emergency vehicles she asks how a 40ft street will be able to handle these vehicles, and has concerns for the land dedicated to the township if it will be properly maintained.

Marilyn Gonzalez, 54 Cleveland Ave was sworn. She reads a letter from her neighbor Alyse Vella, 50 Cleveland Ave, (Exhibit O-2) who could not attend the meeting that night. Her concerns of water in the basement which is already flooding and the current easement line is not maintained which no one claims ownership of responsibility of the Barrett Walk basin. Her many concerns that the current homes are not graded properly and the water table is too high and this project will disturb homes already affected by water.

James Zebick, 58 Cleveland Ave was sworn. Asked about the first boring when it was conducted, Mr. Kociuba stated it was done in June of 2017 and no water was found.

Mr. Barns, 13 Barrett Walk, came back up to the board to make an additional comment on the loss of value of existing homes with the potential water problem this project can cause.

Paul Winder, 208 Lake Ave was sworn in. He stated his concerns that the developer is trying to neglect responsibility of basins and push this onto the township. He stated if the swale is blocked up its going to cause the water to pool and backup on the properties around it.

Mr. Barns, 13 Barrett Walk, returned with questions on clarification on soil boring testing dates and how many were constructed.

Dawn Douglas, 282 White Oak Court was sworn in. She asked if there will only be a one way turn out of Wall St. Mr. Kociuba answered no. Ms. Douglas stated she does not feel the police department will be helpful with illegal parking on Wall St. where the no

parking signs will take place. She also expressed concern of the Leland cypress trees being expensive to maintain and concerned about who will maintain these trees along the roadway and does not feel the town will maintain the basins.

Angela Bury, 626 Barrett Walk was sworn in. She first asked what RSI meant and who governs it.

Linda Bury, 17 Barrett Walk was sworn in. She stated there have been reports of illegal dumping of grass clippings and she is concerned about chemicals. She came to the board ten years ago about August 2008 and was told that there wouldn't be a development on this property unless both lots were combined and she is greatly concerned about water on her property.

Jim Goodmen, 5 Roe Court was sworn in. He is concerned about the remaining wildlife on this property and the endangered species that reside in the woods.

Mike Mitchell, 62 Cleveland Ave was sworn in. He questioned why the sidewalks don't meet between Barrett Walk & Wall Street and had concerns about traffic and cars speeding down Van Zile. There is a blind spot after National Road towards Route 70. He expression concern for the wildlife that resides on the current property and stated he will check his own deer camera to see where the soil testing was actually done.

In closing, Mr. Doyle stated that experts were hired and the board has listened to the expertise of professionals and the public concerns. The Board needs to rely on the professionals as they make sure the standards are met with drainage and traffic concerns. The applicant has addressed all comments made from the board professionals and there is no professional stating that the drainage won't work.

Mr. Wilkinson, stated in closing he would want the developer to make sure the existing 24inch pipe from the basin to make is clean.

Mr. Nugent asked if there was an underground stream in the area. Mr. Doyle answered they conducted the additional soil borings in the area to show it was dry.

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

**VOTING IN THE AFFIRMATIVE:**

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

**OLD BUSINESS:**

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

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

**VOTING IN THE AFFIRMATIVE:**

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

**Present but not voting:**

Mr. Aiello

**ABSENT:**

Mr. Occhiogrosso, Ms. Della Volle

The motion passed and Resolution- R-13-18 was adopted

**ADJOURNMENT**

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

The meeting was adjourned at 10:10 pm

Respectfully submitted by:  
Lauren Helmstetter