

A meeting of the Brick Township Planning Board  
was held on **August 22, 2018** 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 10, 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. Vice Chairman, Kevin Aiello, called the meeting to order at 7:06 PM.

Mr. Aiello led the Pledge of Allegiance.

**MEMBERS PRESENT**

Councilman Mummolo  
JoAnne Lambusta  
Richard Gross  
Kevin Nugent  
Kevin Aiello  
Cosmo Occhiogrosso  
Brad Clayton  
William Philipson – Alt #1  
George Osipovitch – Alt #2

**MEMBERS ABSENT**

Bernard Cooke  
Eileen Della Volle

**ALSO PRESENT**

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

**Vouchers**

A motion was made by Councilman Mummolo and seconded by Mr. Osipovitch.

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

## **OLD BUSINESS RESOLUTIONS**

### **PB-2791-PMS-**

Arya Properties  
Block 645, Lot 1.01 & 1.02.  
312 Drum Point Road  
Preliminary Major Subdivision

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

**In favor :** Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osipovitch,

The motion passed and Resolution- R-23-18 was adopted

## **NEW BUSINESS: MASTER PLAN**

Tara Paxton, Assistant Municipal Planner, gave a presentation of the Master Plan Reexamination Report.

She said the Township has reviewed the Board of Adjustment Annual Reports for several years to determine the types of variances granted and look at trends in the community. As a result of Superstorm Sandy, the Zoning Board has been overwhelmed with applications.

The Master Plan committee has met for six or seven months to consider the Master Plan. Committee members were Mr. Cooke, Mr. Aiello, Councilman Mummolo, Mr. Fowler and Ms. Paxton. The last Master Plan Reexamination Report was adopted on October 24, 2012, just before Superstorm Sandy.

The major problems and considerations in reviewing the Master Plan were changes brought about from Super Storm Sandy, the review of variances and regulations and the volume and type of applications to the Zoning Board, and the responsibility of the Municipality to achieve the goals of the NJ Fair Housing Act.

Ms. Paxton noted the Township has taken significant efforts to reduce the problems through regulatory measures and planning exercises, including adopting the National Flood Insurance Rate Map, re-defining height to accommodate building in the higher flood zones and the definition of yard encroachments in special flood hazard areas. The Municipality participated in a grant program that funded 11 planning studies called "Post

Sandy “ Planning that achieved CRS status and gained a discount for flood insurance for residents in compliant structures.

She stated the Planning Board has adopted amendments for Storm-water Management, Plan, Conservation and Open Space Element, Environment, Transportation Development, Resilience, Land Use Element, Open Space Preservation, NJDEP, Green Acres and NJ, DOT.

Ms. Paxton reviewed the recommendations. The Township seeks to make zoning changes with regard for creating opportunities for new economic development through land use policies for properties along the major arterial county highways in the Township.

The Township is proposing the adoption of a “Village Zone” on the Herbertsville, Drum Point and Mantoloking Road corridors.

It is recommended that the Township Council consider changes to the zoning map and an ordinance to allow for more flexibility for Mixed Uses, a development that blends commercial and residential uses at controlled densities.

There are a number of parcels that should be rezoned as commercial in residential areas and residential in commercial areas.

There are “split” zone properties that have hardships because they have been developed as commercial sites with a residence behind.

There are environmentally sensitive parcels that need to be rezoned.

Ms. Paxton gave some examples of properties to be rezoned:

Forge Pond Road

Lighthouse Court

Shore Acres Plaza

Jacobs Farm

Lanes Mill Road-Laurelton Woods

Allen Farm to Route 70-Herbertsville Road

Vinnies Pizza-Herbertsville Road

Fire Training Center-Herbertsville Road

Mr. Gross questioned the RR1 zone. Mrs. Paxton said she will look into the areas he suggested.

Vice Chairman Aiello opened the hearing for Public comment

Nancy Bittmann, 1763 Forge Pond Road. commented that she is pleased her property is being rezoned, but feels the houses on the other side of the road should have been included in the rezone as well.

Bob Skillman, 88 North Salem Drive, commented the rezoning of Drum Point and Hooper Ave. He is pleased that the area is to remain residential.

A motion was made by Mr. Occhiogrosso and seconded by Councilman Mummolo to adopt the Periodic Re-Examination of the Master Plan & Regulations

In favor: Mr. Clayton, Councilman Mummolo, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osipovitch

Not in favor: Mr. Gross

### **ADJOURNMENT**

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

The meeting was adjourned at 8:12 PM

Respectfully submitted by:  
Judy Fox Nelson