

A meeting of the Brick Township Planning Board  
was held on **July 11, 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. The Chairman called the meeting to order at 7:07 PM.

Mr. Cooke led the Pledge of Allegiance.

#### **MEMBERS PRESENT**

Bernard Cooke  
Councilman Mummolo  
Richard Gross  
Kevin Nugent  
Kevin Aiello  
Brad Clayton  
Eileen Della Volle  
William Philipson – Alt #1  
George Osipovitch – Alt #2

#### **MEMBERS ABSENT**

Cosmo Occhiogrosso  
JoAnne Lambusta

#### **ALSO PRESENT**

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

#### **Vouchers**

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

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

## **MINUTES**

### **Minutes January 10, 2018**

Chairman Cooke announced the January 10, 2018 Minutes will be carried to the next meeting as corrections need to be made.

### **Minutes February 14, 2018**

A motion was made by Councilman Mummolo and seconded by Mr. Gross to approve the minutes of February 14, 2018.

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

### **Minutes February 28, 2018**

A motion was made by Councilman Mummolo and seconded by Mr. Gross to approve the minutes of February 28, 2018

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Della Volle, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

### **Minutes March 14, 2018**

A motion was made by Councilman Mummolo and seconded by Mr. Gross to approve the minutes of March 14, 2018

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

## **NEW BUSINESS**

### **CAPITAL PROJECT- BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

**1551 Route 88**

**Block 755, Lot 40**

**UST Removal & AST Site Plan**

Ryan Amberger, Esq. appeared on behalf of the BTMUA

Donald Bowman, PE, Maser Consulting, engineer, was present to describe the project. The BTMUA has an underground storage system for the refueling station on the site. The system is about 30 years old and is in need of replacement. They performed a study and determined that the system should be replaced by an above ground system to be more feasible and cost effective. The system will be located on the footprint of the current tanks and will require less impervious coverage.

A motion was made by Councilman Mummolo and seconded by Mr. Aiello to approve the Capital Project resolution.

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

The motion passed and Resolution R-20-18 was adopted.

**CAPITAL PROJECT- BRICK TOWNSHIP BOARD OF EDUCATION  
101 Hendrickson Avenue  
Parking lot improvements to Veterans Elementary School**

Michael Fowler, Township Planner presented the plan to repave the parking lot at Veterans Elementary School parking lot. The B.O.E. will be relocating some of the lighting poles and have agreed to put shields on the lights near the house. The will provide handicap parking, improve circulation and provide a rain garden.

A motion was made by Mr. Philipson and seconded by Councilman Mummolo to approve the Capital Project. resolution

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

The motion passed and Resolution R-19-18 was adopted.

**PB-2808-MS-C-5/18**

Joan McCready Haman  
Block 490, Lot 22 & 30.  
910 Gloucester Avenue  
Minor Subdivision

Roberta Anne Burcz, Esq. appeared on behalf of the applicant. She gave a review of the application stating both the lots were owned for 60 years by the parents of Joan McCready-Haman and her sister. Joan's lot was given to her and the other lot belongs to Joan and her sister Darrel Ann Reitz as provided in the will of the parents. The purpose of the application is to adjust the lot line to conform with the way it was used for many years. She noted they are seeking a variance for the location of the shed and garage. The house is located 14.2 feet from the property line where 25 feet is required. All of the variances are existing. The applicant is seeking waivers from curb, sidewalks and street trees.

Joan McCready-Haman was sworn. She testified she is the owner of lot 30 and her fence has been on lot 22 for 30 years Her sister owns Lot 22 with her. They are planning to sell the house on lot 22 and she wants to adjust the lot line so the situation is more conforming.

Mr. Wilkinson asked the applicant if she will agree to consolidate all the small lots into 2 lots. She agreed to consolidate the lots, reset the fence on the property line and comply with his report dated June 12, 2018.

Mr. Fowler noted that his report dated July 6, 2018 states the application is a positive improvement as it will change lot 30.01 from non- conforming to conforming. He said he has no problem with any of the variances. He further stated that a contribution to the Pedestrian Safety Fund is not applicable.

Christopher P. Rosati, FWH Associates, was sworn and his qualifications to testify were accepted by the Chairman. He testified with Exhibit A-3, an enlarged the granting of this minor subdivision with variances will reduce the current non- compliance with the zoning ordinance by increasing the area and width. All of the other variances were pre-existing conditions.

Chairman Cooke noted two reports The Bureau of Fire Safety dated May 29, 2018 report stated the application was reviewed and accepted. The report of the Municipal Engineer dated May 18, 2018 requested an 8.5 foot road widening dedication. After a brief discussion, the Board determined it was unlikely that Gloucester Avenue would ever be widened.

Chairman Cooke opened the hearing to the Public. Seeing none, he closed the public.

The Chairman called for a poll on the requirement for a road widening easement. All were in agreement it should not be required.

Mr. Fowler noted that would be a variance as well.

A motion was made by Councilman Mummolo and seconded by Mr. Aiello to approve the application.

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

**PB-2809-MSP-V 5/18**

F. Nirschl Realty Holdings, LLC  
Block 855, Lot 37.  
15 Princeton Avenue  
Minor Site Plan

John J. Jackson, Esq., appeared on behalf of the applicant. He said his client seeks approval for an addition to his Medical Building, (Dentist Office) on Princeton Avenue Exhibit A-1, a Power Point Presentation Packet consisting of 31 pages was marked. Each member was given a packet.

Jeffrey J. Carr, P.E. was sworn and his qualifications to testify were accepted by the Chairman. He testified Dr. Nirchel has been at this location for 21 years and is proposing a two story addition of 16 ft. X 36 ft., approximately 1,750 SF in the rear of the building to make his office a more efficient space, provide storage and an employee lounge area.

The site plan shows double stack parking in the rear for the employees. They have been using this for many years. A handicap ramp will be updated to current standards. Most of the variances are pre-existing conditions. The minor footprint change does not affect. Impervious coverage inasmuch as the area for the most part is covered as a patio.

Mr. Carr reviewed the report of ARH Associates dated June 13, 2018 prepared by Ted Wilkinson.

He testified the only change in variances is the side yard setback which goes from 9 feet to 10 feet.

Dr. Nirschl was sworn and he testified he has 12 employees that work various shifts and all are not in at the same time. He said his office is most busy on Monday through Wednesday and Thursday and Friday are slower. He has one associate doctor. Sometimes he sees a patient for an emergency on weekends. He does not plan to add additional employees.

Mr. Wilkinson reviewed comments from his June 13 report with the applicant.

Dr. Nirschl agreed to add Employee Only Parking signs where the double stacking occurs and remove the handicap sign in the rear which is no longer used. He will provide an enclosure for trash and recycles.

He agreed to submit a lighting plan that will be reviewed by Mr. Fowler and Mr. Wilkinson.

He agreed to planting 8 foot high Blue Spruce or similar species in the 14 foot wide stone clearing zone to provide additional screening. He will comply with ADA requirements

There was a discussion about the sidewalks which exist on the owner's property. The applicant agreed to grant a revocable license for the public use of this private sidewalk.

Mr. Fowler commented on his report dated July 6, 2018.

The applicant agreed to provide plantings in the buffer area redesign the handicap parking stall, agreed that no parking stall shall be less than 9 feet.

Mr. Fowler said that the existing sign can stay even though it does not comply with the monument sign ordinance.

The applicant agreed to add a curb cut, provide for a rain garden and add a stop bar and sign at the driveway exit.

The applicant agrees to an additional no parking sign as requested by the Bureau of Fire Safety Report dated May 29, 2018

The applicant agreed to the request of the Architectural Committee report, dated May 13, 2018, that no lighting will face the residences in the rear.

Chairman Cooke opened the hearing to the Public.

Evan Szymczak, 18 Wallis Court, was sworn. He testified his property joins this property to the rear. He said he is in agreement with the application with the lighting and Arborvitae plantings included. He confirmed the lighting will be turned off one hour after closing.

Daniel Jaffe, 20 Wallis Court, was sworn. He stated he also agrees with the application.

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

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

## **NEW BUSINESS RESOLUTIONS**

PB 2777- RA-MS-V-2/17 -James and Veronica Doran  
117 Shore Drive  
Block 173, Lot 33.01, & 38  
Minor Subdivision

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

Ayes: Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

The motion carried and Resolution R-21-18 was adopted.

## **ADJOURNMENT**

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

The meeting was adjourned at 10:05 PM

Respectfully submitted by:  
Judy Fox Nelson