

A meeting of the Brick Township Planning Board
was held on **July 25, 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 7:14 PM.

Mr. Cooke led the Pledge of Allegiance.

MEMBERS PRESENT

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

MEMBERS ABSENT

Cosmo Occhiogrosso

ALSO PRESENT

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

Vouchers

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

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

MINUTES

Minutes January 10, 2018

A motion to approve the minutes was made by Mr. Aiello and seconded by Ms. Lambusta to approve the minutes of January 10, 2018

Ayes: Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Osipovitch

Minutes March 28, 2018

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

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

Minutes April 11, 2018

A motion was made by Mr. Gross and seconded by Mr. Clayton to approve the minutes of April 11, 2018

Ayes: Mr. Clayton, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

Minutes April 25, 2018

A motion was made by Mr. Gross and seconded by Councilman Mummolo to approve the minutes of April 25, 2018

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

OLD BUSINESS RESOLUTIONS

PB-2808-MS-C-5/18

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

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

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

The motion passed and Resolution- R-22-18 was adopted

PB-2809-MSP-V 5/18

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

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

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

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

NEW BUSINESS:

PB-2810-MS-V

Sandiloo Property, LLC
Block 26, Lot 3
459 Route 35 North

Chairman Cooke announced the applicant's attorney was present. Christopher LaMonica, Esq, noted he will re-notice one party and republish the notice in the newspaper for the September 12, 2018 hearing date. Mr. Cooke stated the application will be heard on September 12, 2018.

Arya Properties

PB 2791-PMSV-5/17
Block 645, Lot 1.01 & 1.02
312 Drum Point Road
Preliminary Major Subdivision w/Variance

John Paul Doyle, Esq. appeared on behalf of the applicant. He provided an opening statement noting that the applicant is ARYA Properties, however, the land is owned by the Pioneer Hose Fire Company. Mr. Doyle said the granting of this application will allow the Fire Department to purchase fire equipment and enhance the Fire Safety in the township.

He said all lots will conform to the ordinance. The proposed development complies with the Master Plan. The applicant decided to extend Law-Win Court rather than develop a new road.

Mr. Doyle noted the following exhibits have been marked for the record.

A-1 Color blow up of the subdivision map

A-2 Renderings of the proposed houses to be built

A-3 Coastal Jurisdictional Determination dated April 19, 2016

A-4 Traffic Safety report dated February 16, 2018

A-5 Report of Bureau of Fire Safety dated July 2, 2018

He said the application has been approved by the Architectural Review Committee.

Mr. Doyle said the applicants have met with the Board and Town professionals three times to improve the drainage.

Matthew Wilder, P.E., P.P., Morgan Engineering, was sworn. He testified the applicant is seeking to subdivide a 6.2 acre tract into 17 lots including 2 storm water basins and 15 residential lots. The site is located between Drum Point Road and Mantoloking Road behind the Pioneer Hose Fire Company. The property is vacant land.

Mr. Wilder testified the proposal is to extend Law Win Road. There will be two drainage basins to take the run off.

He described the 50 foot wide conservation easement. There will be underground utilities, 4 shade trees per lot, and street lighting. Firehouse Road will not be improved.

Mr. Wilder testified to the variances which are tied to Firehouse Road

He reviewed the ARH Engineering report prepared by Ted Wilkinson, dated July 16, 2018 and testified the 5 foot wide easement was more than sufficient for the small diameter pipe that was proposed near the surface. He testified the basements would be raised..

Mr. England from ARH Engineering agreed the Board Professionals will work with the applicant's professionals to make certain that storm water management would be appropriate. Mr. England further stated he had no issues with the application.

Mr. Wilder testified to the report of Michael Fowler, Board Planner, dated July 17, 2018.

He agreed that 4 shade trees per house will be planted along with the street trees..

The setbacks will be revised to go from the road widening easement.

To prohibit driveway access onto Firehouse Road on Lots 1.03 through 1.08 with a deed restriction.

Mr. Wilder agreed to provide a Cut/Fill Plan.

Chairman Cooke opened the hearing for Public comment.

Rose DiRienzo, 350 Church Road was sworn. She had questions regarding water on her property. Her questions were addressed by Mr. Wilder.

Glen Tilton, 609 South Ridgewood Drive, Coco, FL was sworn. He testified his grandmother had given the land to the Fire Company and he felt it could not be developed. He had no evidence of a deed restriction. HE was advised he would need to go to Superior Court with a dispute.

Carol Gay, 747 Thiel Road questioned the development of the parcel.

Seeing no other public comment, Chairman Cooke closed the Public.

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke, Mr. Philipson:

ADJOURNMENT

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

The meeting was adjourned at 9:10 PM

Respectfully submitted by:
Judy Fox Nelson