

A meeting of the Brick Township Planning Board  
was held on **September 12, 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 7:06 PM.

Mr. Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke  
JoAnne Lambusta  
Richard Gross  
Kevin Nugent  
Brad Clayton  
William Philipson – Alt #1  
George Osipovitch – Alt #2

**MEMBERS ABSENT**

Kevin Aiello  
Councilman Mummolo  
Cosmo Occhiogrosso  
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

**Vouchers**

A motion was made by Ms. Lambusta and seconded by Mr. Philipson

Voting in favor: Mr. Clayton, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

## **MINUTES:**

### **Minutes July 11, 2018**

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

Ayes: Mr. Clayton, Mr. Gross, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

### **Minutes July 25, 2018**

A motion was made by Mr. Philipson and seconded by Mr. Gross to approve the minutes of July 25, 2018.

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

### **Minutes August 22, 2018**

A motion was made by Ms. Lambusta and seconded by Mr. Osipovitch to approve the minutes of August 22, 2018.

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

## **New Business:**

### **Capitol Project:**

#### **Brick Township Municipal Utilities Authority**

#### **1551 Route 88**

#### **Scrubber System**

Ben Montenegro, Eq. & Michael Dziubeck, P.E. came to present the disinfection system for the Brick Township Municipal Utilities Authority. The included scrubber system is a 10ft. diameter tank 14ft tall with redundant blower fans that will be mounted on a concrete foundation. Exhibits A-1 William Miller Water Treatment Plant Location Map, A-2 Proposed Site Plan, A-3 Renderings of South and East elevations were presented to the board. This is located about 100ft from the nearest property line; there is a good amount of buffer to prevent any noise heard by the nearest neighbor. The system will only be utilized as an as needed emergency basis and operated every couple weeks to keep it updated.

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

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

The motion passed and the Resolution R-26-18 was passed.

**PB-2810-Sandiloo Property, LLC**  
**Block 26 Lot 3**  
**459 Route 35 North**  
**Minor Subdivision**

Christopher LaMonica, Esq. appeared on behalf of the applicant. He provided an opening statement proposing to subdivide Block 26 Lot 3 and create two non-conforming lots in an R-7.5 residential zone on the barrier island. Charles E. Lindstrom, P.E., P.P was sworn in. He presented to the board a site plan of the property from 1985 that was zoned as a residential lot but developed commercial.

The following exhibits were marked for the record:

A1-Site Plan (1985)

A2-Applicant's Minor Subdivision map

A3-Marked up tax map of Brick Township showing the zone lines separating the R-7.5 zone and the R-5 zone.

A4-2008 Subdivision of Adjoining Property

A5-Topography survey

A6-Historic Photograph of the property

A7-Residential Photos

Based on exhibit A-4 Mr. LaMonica presents to the board a 2008 subdivision that is immediately south of the parcel that was permitted to be subdivided into two lots with similar dimensions. He testified that the applicant's proposed lot 3.01 would have an area of 4,602 sq. ft. and Lot 3.02 would have an area of 4,556 sq. ft. and both would maintain 44.85 ft. frontage on Route 35 northbound. He also indicated that there is one curb cut and the properties would maintain that curb cut with a shared center driveway to service the two new lots. Mr. Wilkinson, the Board's Engineer, had concerns with the single driveway and stated that there should be two separate driveways with maximum allowable spacing between driveways. The Board took a straw poll and all agreed that two driveways should be in place to maintain the structure of the neighborhood and to avoid traffic conflicts, the applicant agreed to revise the plans to depict this.

In addressing Mr. Wilkinson's report from June 13, 2018, Mr. Lindstrom stated his applicant agrees to comply with all requested revisions including complying with the 1ft. side setback for the outside condensers with the access on the opposite side. Mr. Lindstrom stated from the engineers report that the dark spots from the lack of lighting along Route 35 were not under their control and this is a matter for the State, DOT to address. Mr. Wilkinson agreed that this should not fall on the developer.

Mr. Lindstrom testified to the report of Michael Fowler, Board Planner, dated July 20, 2018. A waiver was accepted by Mr. Fowler for the shade trees and the request for a

variance to permit the side yard 6 ft. fence to connect the front yard fence on Route 35 southbound was also accepted. Mr. Fowler stated this will conform to the neighborhood that faces double frontage lots.

Mr. Lindstrom addressed Ms. Commins, Land Development Application Review dated May 18, 2018 and acknowledged the DOT five year moratoriums on the resurfaced roadway and will work within the conformity of the moratorium. And finally, Mr. Lindstrom confirmed from the report of Kevin Batzel, Bureau Chief/Fire Marshal, that the 9 ft. setback would be imposed on Lot 3.02 to the northern side to separate from Block 26, Lot 4.

Chairman Cooke opened the hearing for Public comment seeing there was none he closed the hearing for public comment.

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

In favor: Mr. Clayton, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

ADJORNMENT:

A motion to adjourn was made by Mr. Philipson and all was in favor.

The meeting was adjourned at 8:13pm

Respectfully submitted by:  
Lauren J. Helmstetter