

A meeting of the Brick Township Planning Board  
was held on **September 26, 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  
Kevin Aiello  
Councilman Mummolo  
Brad Clayton  
JoAnne Lambusta  
Richard Gross  
Cosmo Occhiogrosso  
Eileen Della Volle  
Kevin Nugent  
William Philipson – Alt #1

**MEMBERS ABSENT**

George Osipovitch – Alt #2

**ALSO PRESENT**

Harold Hensel, Esq.  
Michael Fowler, AICP/PP, Municipal Planner  
Tara Paxton, AICP/PP, Assistant Municipal Planner  
Denise Sweet, Court Reporter

**New Business:**

**PB-2806-John Herbster  
185 & 187 Cartagena Drive  
Block 211.30 Lot 15 & 16  
Minor Subdivision**

Matthew Hockenbury, P.E. of MCH Engineering, appeared on behalf of the applicant. He stated the application is a minor subdivision to create two conforming lots along Cartagena Drive in the R-5 residential zone.

185 Cartagena is occupied by Mr. Herbster and he purchased 187 Cartagena Dr. which was flooded and demolished the property is currently vacant. The applicant proposes to build a house on the vacant lot.

The proposed subdivision maintains 2 conforming lots but moves the lot line 10 ft. to make proposed lot 15.01 the 6,000 sq. ft. lot and lot 16.01 the 5,000 sq. ft. lot.

Exhibit A-1 Subdivision Map, was introduced and Mr. Hockenbury confirmed to comply with all technical requirements given by ARH. Mr. Hockenbury testified that there are currently no sidewalks or curbs in this area and requested a waiver for the requirement to install sidewalks & curbs.

Mr. Wilkinson reviewed the plans and confirmed there is no new creation of lots it is just a lot line shift, which does not warrant for any sidewalks or curbing he has no objection to grant a waiver for the sidewalks and curbs.

Mr. Fowler commented that in the past when there was a subdivision with no variances and just a lot line adjustment they have granted a waiver for the sidewalks and curbs.

Chairman Cooke opened the hearing for Public comment, and closed the hearing for public comment.

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

Ayes: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Cooke

**PB-2815-Burnt Tavern Realty Assoc., LLC**  
**9-15 Lanes Mill Road**  
**Block 1446.03 Lot 5**  
**Preliminary & Final Site Plan**

William F. Hyland, Jr., Esq. testified on behalf of the applicant, the applicant proposes to reduce the size of the building on by demolishing 900 sq. ft. of the existing shopping center on Lanes Mill Rd, and moving the existing tenant from one side of the building to the other to accommodate a drive through.

Marc Matut, Managing Member of Burnt Tavern Realty Associates, LLC, was sworn in. He stated Dunkin Donuts has been a tenant of his since 1996, no baking is on site, there is a delivery every morning at 5am, and it employs approximately 7 employees on its busiest shift from 7 am to 10am.

Walter Joseph Hopkin, PE, PP, CME of WJH Engineering, the applicant's engineer, was sworn in and introduced to the board the following Exhibits:

A-1 Color rendering of the site plan

A-2 Color rendered site plan as revised based upon discussions with the Board's professionals.

Mr. Hopkin indicated that there will be 32 parking spaces provided on the site and testified that 18 cars would be permitted to stack in a drive-thru lane. Five of the 32 proposed spaces are parallel parking alongside the drive-thru lane. The applicant agreed that those five spaces would be limited to "employee parking only" to avoid traffic conflicts.

John Raya, professional engineer and traffic engineer, was sworn in and testified that the site currently experiences 60 vehicles per hour at the peak hours for Dunkin Donuts, there should be a slight increase as a result of the drive-thru window.

Tracy Craig-Paci, a representative of the applicant's architects was sworn in as a factual witness, she stated they will be doing a façade renovation and using the existing pylon sign. The applicant indicated they would revise how the improvements to the sign are re-done to make certain that there would be no negative effect on the sight triangle due to renovation to the sign.

Exhibits were introduced to the board:

A-3 & A-4 architectural elevations, rear elevations and side elevations

A-5 Color photo of the signage.

The applicant and the board agreed upon a no left turn out of the parking lot, as for coming into the parking lot the ingress, the applicant did not agree on the Board's suggestion for a no left turn into the property from Lanes Mill Road. The applicant will rely on the Ocean County Planning Board for the ultimate determination as Lanes Mill Road is under jurisdiction of the county. They do not believe there is any safety issue with this left turn.

Chairman Cooke opened the hearing for Public comment, and closed the hearing for public comment.

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

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

**Capitol Project:  
Brick Township of Brick Public Works Project  
New Canopies at 836 Ridge Road  
Block 1422 Lot 4**

The capitol project was presented by Ted Wilkinson, P.E. of ARH Associates. The township is interested in installing three new steel canopies at the townships public works building located at 836 Ridge Road. The first canopy will provide a roof over the fueling station the second will house the garbage trucks the third one will behind the public works garage and house 36 vehicles that is large enough to protect all the vehicles from the elements. The total square footage is 22,800 sq. ft. for all three canopies. Mr. Nugent asked if in there will be solar panels on the roof of the canopies. Mr. Wilkinson stated that in the future they will be looking into this but not at this time.

Chairman Cooke opened the hearing for Public comment, and closed the hearing for public comment.

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

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

Abstained: Councilman Mummolo

The motion was approved and Resolution R-30-18 was adopted.

#### **Master Plan Re-Examination-Ordinances:**

#### **Ordinance of the Township of Brick, County of Ocean, State of New Jersey, amending Chapter 245 Entitled- "Land Use" and creating a Village Zone.**

A presentation by Michael P. Fowler, AICP/PP regarding creating the Village Zone where the Township of Brick has conducted a comprehensive study of its zoning land use ordinances and found that in these zones the zoning was not proper to the amount of variances that have been approved by the planning board. The recommendation was to amend the Master Plan to create this zone that would best fit the neighborhood.

Chairman Cooke opened the hearing for Public comment, and closed the hearing for public comment.

A motion was made by Mr. Occhiogrosso and seconded by Mrs. Lambusta to approve the resolution.

In favor: Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Philipson

Abstained: Councilman Mummolo

The motion was approved and Resolution R-27-18 was adopted.

#### **Ordinance Amending the Zoning Designation for Various Properties on the Zoning Map of the Township of Brick.**

A motion was made by Mrs. Lambusta and seconded by Mr. Occhiogrosso to approve the resolution.

In favor: Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Philipson

Abstained: Councilman Mummolo

The motion was approved and Resolution R-28-18 was adopted.

**OLD BUSINESS:**

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

A motion was made by Mr. Gross and seconded by Mrs. Lambusta to approve the resolution.

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

Present but not voting: Councilman Mummolo, Ms. Della Volle, and Mr. Aiello

The motion was approved and Resolution R-29-18 was adopted.

**ADJORNMENT:**

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

The meeting was adjourned at 8:35pm

Respectfully submitted by:  
Lauren J. Helmstetter