

A meeting of the Brick Township Planning Board  
was held on **October 24, 2018** in the Municipal Building.  
The meeting was called to order at 7:02pm.

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 7:02PM.

Mr. Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Bernard Cooke  
Brad Clayton  
Eileen Della Volle

**ALSO PRESENT**

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

**Vouchers**

A motion was made by Councilman Mummolo and seconded by Ms. Lambusta.

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

## **Old Business**

**PB-2779 Our Family Practice, LLC**  
**Block 896.01 Lot 1-3 & 18-20**  
**1899 Route 88 East**  
**Minor Site Plan**  
**Application to Amend the Resolution of Approval**  
**R-7-17- January 7, 2017**

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

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

The motion was approved and Resolution R-33-18 was approved.

**PB-2812-Selman Savino Properties, LLC**  
**Block 673 Lot 49**  
**781 Route 70**  
**Minor Site Plan w/Variance**

A motion was made by Councilman Mummolo and seconded by Ms. Lambusta to approve the resolution.

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

The motion was approved and Resolution R-34-18 was approved.

**PB-2811-Shippee Family Partnership, LP**  
**Block 31 Lot 22.01**  
**506 Sunset Blvd**  
**Minor Subdivision w/Variance**

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

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

The motion was approved and Resolution R-35-18 was approved.

**New Business:**

**Capitol Project-Brick Township Housing Authority  
Block 702 Lot 2  
165 Chambers Bridge Road**

Terry Brady, Esq., Housing Authority Attorney, presented to the board on behalf of the applicant. He introduced Jacob Naszimento, Executive Director, and Danny Esposito the Maintenance Director whom were all sworn in. Mr. Brady stated there was a recent fire in the building caused by residents smoking within their units, there currently holds a no smoking policy in the building policy but they find that it is hard to enforce. They want to construct 10' X 20' rectangular Smoking Shelters for the residents to have shelter to smoke outside.

Exhibit introduced to the board.

A-1 Standard Plans

A-2 Pavilion Features

A-3 Foundation Design

A-4 Site Location Map

Councilman Mummolo asked if there would be lighting in these Shelters and Mr. Esposito stated there is lighting on the corner of one of the buildings that will illuminate the smoking area.

A motion was made by Councilman Mummolo and seconded by Ms. Lambusta to approve the resolution.

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

The motion was approved and Resolution R-36-18 was approved.

**Capitol Project-Bernard J. Cooke Park  
Block 1447.02 Lot 22  
44 Burnt Tavern Road  
Park Improvements**

Michael Fowler, Township Planner, presented to the board Bernard J. Cooke Park improvements which includes a playground, skate park, and basketball court.

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

Voting in favor: Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Aiello

Abstained: Councilman Mummolo

The motion was approved and Resolution R-37-18 was approved.

**Capitol Project-Department of Public Works  
Block 1422 Lot 4  
836 Ridge Road  
Emergency Generator**

Township Planner, Michael Fowler, presented to the board an application through the township's Department of Public Works for the installation of 500kw emergency diesel generator at the public works yard.

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

Voting in favor: Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Aiello

Abstained: Councilman Mummolo

The motion was approved and Resolution R-38-18 was approved.

**PB-2814 DMT Enterprises, LLC  
Block 611.01 Lot 34/Block 612 Lot 1.01  
670 Mantoloking Road  
Minor Site Plan with Variance**

Christopher LaMonica, Esq. appeared on behalf of the applicant and presented to the board an application for a minor site plan to construct a new two-story building for a plumber's office garage and an attached commercial office building. The applicant proposes 910 sq. ft. as office space with approx. two employees upstairs and a rental unit.

The following exhibits were introduced.

Exhibit A1: Site Plan and

Exhibit A2: Architectural plans

Frank Baer, Jr., WSB Engineering was sworn in and testified that this is an undersized lot located in the B-2 general business zone. The applicant proposes to demolish the existing building and to construct a two story building used as a plumber's workshop. The Ocean County Master plan requires a 40 ft. wide right-of-way from the center line of the road. Mr. Baer testified that the County has accepted a 10 ft. wide dedication as they recognize this area on Mantoloking Road having these restrictions and it falling under a hardship.

The lot consists of two lots but the only lot being built on is lot 34 as the second lot 1.01 is in the R-5 residential zone will not be built on and remain wooded. Mr. Bauer stated that the bulk variances required on this application are specific to lot area, depth and front setback where this was affected by the lot being in a split zone.

Mr. Baer testified that the hours of operation would be 7am-5pm with no Sunday hours, there would be six employees on site, three service trucks, which will be parked in the garage after hours. There will be no retail sold here and all building access is in the rear of the premises.

Ted Wilkinson, Board Engineer, drew concerns that the building is very close to the right-away and if there is any road widening in the future this would be detrimental to this property with a 2 ft. setback. He feels this is a great improvement to this lot but thinks this need more adequate space, it was agreed by with Mr. Baer to push the building back 4 ft. and increase the rear yard setback variance.

Michael Fowler, Township Planner, had concerns for the parking. David Polonio, a representative of the applicant, DMT Enterprises, LLC was sworn in and testified that there will be three parking stalls inside the garage and three in front of the garage where his workers will pull the employee cars in the garages during the day. Mr. Fowler stated these are not valid parking spaces as you need to get in and out of the garage. In response the applicant agreed they will only utilize the upstairs space as a storage area and if in the future seeks to utilize this area as anything different they will be required to appear before the Planning or the Zoning Board for variances.

Mr. LaMonica testified his applicant will comply with the report by Kevin Batzel, Bureau Chief; Brick Township Fire Safety dated July 19, 2018. Also the report dated September 26, 2018 from the Brick Township Environmental Commission.

The chairman opened the hearing for Public comment, Mr. Don Alexander, 68 Oxford Rd, testified there was no strong opposition to the application as revised.

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

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

**Break from 8:55-9:03**

**PB-2813 Farro's Far Out Tees c/o Dominick Farro  
Block 1308.102 Lot 11  
354 Herbertsville Rd  
Preliminary & Final Major Site Plan with Variance**

Harvey York, Esq. testified before the board and application for the building expansion on 354 Herbertsville Road which includes interior renovations, parking lot improvements, and landscaping. This is an existing retail clothing business that produces clothing imprints in an old building located in the B-1 neighborhood commercial zone.

The applicant met with a nearby property owner who requested a rear sidewalk along Lincoln Court which this property abuts and agreed this will be installed. This business has been in this location for 8-10 years and would like to add on a 1,400 sq. ft. addition.

Exhibits marked:

A-1 Site Plan

A-2 Colored Site Plan Map

A-3 Architectural Renderings

Sid Hussain, PE, PP, the applicants engineer from D.W. Smith Associates and were sworn in and testified. The application proposes to cut off the egress along Lincoln Court and add curbing and sidewalks. There is no activity in the rear of the building the applicant will landscape this area and construct a decorative black plastic fence to maintain the neighborhood streetscape.

Ted Wilkinson, Board Engineer, requested sidewalks along Herbertsville Road, the applicant agreed the will try install sidewalks working with JCP&L for adjustments to the utility poles to satisfy this. The monument sign will be removed and there will be only a façade sign on the building.

Mr. Hussain stated the request for a variance for the building covered where 30% is required and 32.2% is proposed, is a result from the property having two frontages and the need for more retail space expanding the warehouse. The impervious coverage decreases from 73.7% down to 67.6%.

The applicant agrees to comply with the Brick Township Fire Safety Report, by Kevin Batzel, Bureau Chief, dated June 26, 2018.

Malcolm Burton, AIA, qualifications to testify was accepted by the chairman as the applicant's architect. He testified to comply with the Architectural Review Committee report dated August 8, 2018, also adding decorative trim around existing window openings, adding an A-frame doorway and the exterior lighting will be wall packed.

The chairman opened the hearing for public comment, and closed the meeting for public comment.

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

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

**ADJORNMENT:**

A motion to adjourn was made by Michael Fowler and all was in favor.

The meeting was adjourned at 9:37 PM

Respectfully submitted by:  
Lauren J. Helmstetter