

A meeting of the Brick Township Planning Board
was held on **February 27, 2019** in the Municipal Building.
The meeting was called to order at 7:13pm.

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 23, 2019. 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 7:04 PM.

Mr. Cooke led the Pledge of Allegiance.

MEMBERS PRESENT

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

MEMBERS ABSENT

Kevin Aiello
Councilman Mummolo
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 Mr. Occhiogrosso and seconded by Mr. Gross to approve the vouchers.

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

MINUTES:

October 10th, 2018

A motion was made by Ms. Lambusta and seconded by Mr. Nugent to approve the minutes.

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

October 24th, 2018

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

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

December 12th, 2018

A motion was made by Ms. Lambusta and seconded by Mr. Gross to approve the minutes.

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

OLD BUSINESS:

PB-2791-Arya Properties 312 Drum Point Road Block 645 Lot 1.02

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

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

A motion was made by Ms. Lambusta and seconded by Mr. Nugent to memorialize the resolution of approval.

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

The motion was approved and Resolution R-13-19 was approved.

PB-2818-Wawa, Inc.
383 Drum Point Road
Block 321 Lot 11.01. & 1.02

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

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

The motion was approved and Resolution R-14-19 was approved.

PB-2827-Brick Township Board of Education
32-34 Princeton Ave
Block 867 Lot 6

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

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

The motion was approved and Resolution R-15-19 was approved.

NEW BUSINESS:

PB-2723(2496)-Extension-Arya Properties at Osprey Pointe
Block 340 Lot 75 & 76
Old Hooper Ave
Extension-Final Major Subdivision

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

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

The motion was approved and Resolution R-16-19 was approved.

PB-2801-Federal Realty Investment Trust
Block 671 Lot 1.01
56 Chambers Bridge Road
Amended Preliminary & Final Site Plan w/Variances

John Jackson, Esq., appeared on behalf of the applicant. The applicant has amended their Preliminary and Final Major Site Plan Approval with Variances. These changes do not affect the parking requirements or any variances that were previously granted by the Board.

Jeffery J. Carr, P.E., P.P. the applicant's civil engineer was sworn. He cited changes needed to be made for CAFRA approval from the New Jersey Department of Environmental Protection. These changes are relatively minor and only related to the stream that extends through the property. The DEP requested the applicant to remove the pedestrian bridge that was proposed to extend over the stream from the Bonton store to the restaurants, Tre & Rosilita's. This complies with the 50 ft. wetlands buffer.

In reference to the township planner's report to revise the plans to add more ADA Compliant Handicapped Parking, Mr. Jackson stated they would like to keep the layout the way it is. Mr. Carr added they have more than what is required throughout the site.

The traffic circulation was previously recommended and approved by the Board's engineer, Mr. Wilkenson, to eliminate the parking area across from the intersection by the old furniture store, Ethan Allan, to create a large landscaped area with benches for patrons of the shopping center. With the amended application and a future proposed tenant the applicant seeks to eliminate the previously agreed upon landscaped area and add two required parking spaces in the area for their future tenant who would need this parking.

Chris Cole, the project Manager for Metrovation/Federal Realty Investment Trust, was sworn. He expressed they are in a confidentiality agreement with the proposed tenant that will take over the previous Ethan Allan furniture store, and they want to make sure they will have the required parking for this tenant when the time comes that they prepare this location for their use. They have added lots of landscaping and traffic circulation improvements and have made an increased effort in this area to improve the parking that lacked in the previous layout by the former Mansion.

Mr. Jackson, asked the board that they do not go through any variances as they were previously approved by the board. Board attorney Harold Hensel, Esq. agreed.

Mr. Wilkinson, questioned the porous paving. He noted that any fire lane or delivery lane for trash trucks should be regular heavy duty pavement as a recommendation to support these vehicles. He also suggested the striping should be the full 18 ft. length distance for all parking stalls.

In closing, the applicant and the Board's professionals agreed that any final Certificate of Occupancy can be issued for each phase of the improvements. It was brought up by the Township Planner, Tara Paxton, who stated that the LA Fitness structure is near completion at this time and according to the Uniform Construction Code, all prior approvals need to be met upon issue of a CO. Because this plan is being completed in

different Phases and this does not affect each phase the Board was all in favor to approve the issuances of Certificates of Occupancy as each Phase is completed so that LA Fitness specifically can obtain a CO.

The Chairman opened the hearing to the Public. Seeing no public comment, he called for a motion to approve the plan.

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

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

**PB-2824-Agar Construction
Block 646 Lot 31
416 Vannote Place
Preliminary Major Subdivision**

The Chariman announced that they received notice tonight that the application was withdrawn and will not be heard.

In closing, the chairman referenced a correspondence letter from HMI Technical Solutions, for a future NJ Natural Gas application.

ADJOURNMENT

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

The meeting was adjourned at 8:12 PM

Respectfully submitted by:
Lauren J. Helmstetter