

A meeting of the Brick Township Planning Board
was held on **March 13, 2019** in the Municipal Building.
The meeting was called to order at 7:09pm.

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 7:09 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 ABSET:

George Osipovitch – Alt #2

ALSO PRESENT

Harold Hensel, Esq.
Ted Wilkinson, PE
Tara Paxton, AICP/PP, Municipal Planner
Denise Sweet, Court Reporter

VOUCHERS

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

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

OLD BUSINESS:

**PB-2801- Federal Realty Investment Trust
Block 671 Lot 1.01
56 Chambers Bridge Road**

Amended Preliminary & Final Site Plan w/Variances

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

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

The motion was approved and Resolution R-18-19 was approved.

NEW BUSINESS:

Ordinance:

ORDINANCE OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF BRICK ARTICLE XXXVI. SIGNS, TO DELETE §245-313C

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

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

A motion was made by Mr. Occhiogrosso 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. Cooke

The motion was approved and Resolution R-17-19 was approved.

Capitol Project: Brick Twp. Police Department

Block 548 Lot 1.01

301 Brick Blvd

150 ft. Monopole Antennae Site No. 3

Board Engineer, Ted Wilkinson, P.E. presented to the board on behalf of the Brick Township Police Department. The 150-ft monopole is replacing an old antenna that is being removed. The monopole will be galvanized steel and will not be used for any cell phone operations; it will be used only for municipal services. It will have its own emergency generator and propane for backup energy and a 40 x 40 6 ft. security fence around it.

A motion was made by Mr. Occhiogrosso 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. Cooke

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

NEW BUSINESS:

PB-2820-SHM Crystal Point, LLC

Block 1321 Lot 1

4000 River Road

Preliminary and Final Site Plan

The chairman announced that this case has been carried to the March 27, 2019 meeting.

PB-2825-HFZ Superdome, LLC

Block 702 Lot 30 & 31

770, 774 & 780 Route 70

Final Site Plan

John Jackson, Esq. appeared on behalf of the applicant HFZ Super Dome, LLC and the applicant M&M at Route 70, LLC was represented by Kevin Boris, Esq.

Exhibit A-1 a 34 Page PowerPoint was marked.

Jeffery Carr, P.E., P.P. was sworn in. He testified the site currently has a 100% impervious coverage and any reduction would be a site improvement. The original application had an 80.3% where the Townships Zoning Ordinance permits 80% maximum impervious coverage. The impervious coverage now is 87.1% as the previous 80.3 was a miscalculation. Township Planner, Tara Paxton asked that as a condition of the resolution the applicant would work with them to add landscaping and some innovative planting to the site to help decrease the impervious coverage. Mr. Carr stated the applicant will agree to the Ms. Paxton's recommendations to reduce the impervious coverage with the target of 80%.

Ms. Paxton also suggested curb cuts to allow for rainwater drainage into this landscaped areas to reduce the effect of what is running off the site into a storm water system and having the water infiltrate.

In reference to Mr. Wilkinson's March 5, 2019 report. Mr. Wilkinson suggested smaller stalls in the interior parking spaces to help reduce the impervious coverage by picking up more green space. Mr. Carr stated they will revise the drive aisles to 24ft width and parking stalls to 18ft. Mr. Carr also testified the parking space calculations had been increased from the preliminary site plan.

Mr. Wilkinson addressed the storm water quality and drainage. It is proposed to remove 80% of solids that come into the storm drains which are standard but according to Mr. Carr they applicant is requesting some relief and to adhere from the DEP requirements. Mr. Wilkinson suggests the Board should impose the conditions that goes into our drinking water and suggests that Brick Utilities should review the site plan.

Township Planner, Tara Paxton referred to her March 6, 2019 report. the applicant agreed to secure all outside approvals including the NJDEP, NJDOT and Ocean County Soil Conservation Service and the Brick Township Municipal Utilities Authority. The applicant has agreed to the condition.

Councilman Mummolo testified that this will be a large improvement to what is on this site now.

Mr. Nugent questioned why the sidewalk on the left side on the property along Route 70 is not proposed to be continued. Mr. Jackson stated that it is not a part of this applicant's property.

Mr. Occhiogrosso asked what the flood history is on this property. Mr. Carr stated this is a flood zone.

In closing Mr. Jackson stated his client is very anxious to go forward and very hopeful to see the Food Town site be put back into productive use.

The chairman opened the hearing for public comment. Seeing no public comment the chairmain closed the meeting for public comment.

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

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Ms. Lambusta, Mr. Nugent, Ms. Della Vollo, Mr. Aiello, Mr. Cooke

ADJOURNMENT

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

The meeting was adjourned at 8:11 PM

Respectfully submitted by:
Lauren J. Helmstetter