

A meeting of the Brick Township Planning Board  
was held on **March 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 7:00 PM.

Mr. Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke  
Kevin Aiello  
Councilman Mummolo  
Eileen Della Volle  
Brad Clayton  
Richard Gross  
Cosmo Occhiogrosso  
Kevin Nugent  
William Philipson – Alt #1  
George Osipovitch – Alt #2

**MEMBERS ABSENT**

JoAnne Lambusta

**ALSO PRESENT**

Harold Hensel, Esq., Board Attorney  
Ted Wilkinson, P.E., Board Engineer  
Tara Paxton, AICP/PP, Municipal Planner  
Denise Sweet, Court Reporter  
Lauren Helmstetter

**VOUCHERS**

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

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

**OLD BUSINESS:**

**Resolution**

**PB-2825-FMS-3/19, HFZ Superdome, LLC  
Block 702, Lot 30 & 31  
770, 774, &780 Route 70  
Final Major Site Plan**

A motion was made by Councilman Mummolo and seconded by Mr. Occhiogrosso to memorialize the resolution

**VOTING IN THE AFFIRMATIVE**

Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Philipson, Mr. Cooke

The motion was approved and Resolution R-20-19 was approved.

**NEW BUSINESS:**

**PB-2820(2786)-A-PSP/FSP-10/18-SHM Crystal Point, LLC  
Block 1321 Lot 1  
400 River Road  
Amended Preliminary & Final Site Plan w/Variations**

Donald M. Pepe, Esq., Scarini & Hollenbeck, LLC, appeared on behalf of the applicant. The applicant has amended their Preliminary and Final Major Site Plan Approval with Variations to include a 2nd story to the bath house, community room, pool and deck to the existing marina that was approved in March of 2017. He stated the marina is only 34% rented and they need the amenities to remain competitive.

Mr. Pepe introduced the following witnesses who were sworn.

Brian Cosgrove, applicant and manager of the Crystal Point Marina.

Michael B. Intile, PE, PP, Crest Engineering, engineer and planner was sworn. His qualifications were accepted by the Chairman.

Emmanuel Obiroa, R.A., licensed Architect, was sworn. His qualifications to testify were accepted by the Chairman.

The following Exhibits were marked by the Court Reporter:

Exhibit A-1 Site Plan

Exhibit A-2 Floor Plans of the building

Exhibit A-3 Color Rendering of the building

Mr. Intile testified there was adequate parking on the site which straddles the Brick-Point Pleasant border. The applicant wants to increase the new building with a second story increasing the floor area by 683 SF. He testified he will revise the plans in accordance with the report of ARH, dated January 18, 2019 prepared by Mr. Wilkinson. Mr. Cosgrove indicated they will make design modifications to the deck to discourage anyone from accessing the pool from the second story deck.

There was a discussion regarding the installation of sidewalks on River Road. Mr. Cosgrove indicated there is condominium ownership between the marina and the other owner. They will install the sidewalks on River Road with the owner's approval.

Emmanuel Obiroa, R.A referred to Exhibit A-2, floor plans, and testified to the building features.

He described the rendering, Exhibit A-3.

Brian Cosgrove, manager of the Crystal Point Marina testified he needs the community room for the members at the marina. There will be no food provided by the Marina.

Ms. Paxton questioned the proposed hours of operation.

Mr. Cosgrove testified that the hours of operation will be 8 AM to 5 PM for the pool and 8Am to 10 PM for the bathrooms and community room. The pool area will be gated and accessible with electric key fobs.

Mr. Wilkinson commented on the County taking and the provision for sidewalks. He said that frees up the 5 feet for the sidewalk.

Chairman Cooke noted the following reports were included in the record:

Brick Police Department, dated January 2, 2019-no comments

Bureau of Fire Safety, dated December 27, 2018-no comments

Municipal Engineer, dated December 26, 2018

Chairman Cooke called for comments from the Board.

Councilman Mummolo asked about ADA requirements. Mr. Obiroa noted they will comply with all requirements

Mr. Occhiogrosso asked about safety for the pool.

Mr. Cosgrove replied that they have a private security firm.

There was some discussion regarding permitting the issuance of a CO for the pool before the sidewalks are completed,

John J. Jackson, Esq. stated he represents the owners of the parking lot, restaurant and hotel. He stated they will not agree to install the sidewalks.

Mr. Cosgrove stated the marina will pay for the sidewalks.

Mr. Pepe said they will come to an agreement with the County for the right of way.

Ms. Paxton read from the sidewalk ordinance for clarification of waiver to the Pedestrian Safety Fund.

Chairman Cooke opened the hearing for public questions or comments. Seeing none he closed the public.

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

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Councilman Mummolo, Mr. Gross, , Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Philipson, Mr. Cooke

ABSTAINING Mr. Occhiogrosso

Chairman Cooke called for a brief recess at 8:25 PM and he called the meeting back to order at 8:39 PM

**PB-2822-PSP-C-11/18 Wallace & Sons Properties, LLC.  
Block 1034, Lot 6.01  
2160 Route 88  
Preliminary Major Site Plan**

John J. Jackson, Esq. appeared on behalf of the applicant.

Exhibit A-1- Power Point Presentation pages 1 through 30 was marked  
Exhibit A-2- update of the Power Point Presentation was marked.

Robert Streker, PE, Bohler Engineering, engineer for the applicant, was sworn and his qualifications to testify were accepted by the Chairman.

Mr. Streker described the site located on Hwy 88 in a split zone of B-2 and R-10. He said there was a subdivision of the site and a site plan approval which included the Auto Zone building and a 3,200 SF proposed restaurant. This application proposes a 4,000 SF restaurant building for two restaurants and a drive-thru. He said there are no tenants at the present time. He said the conservation easement was created by the

previous application and there is no disturbance to it. They have a 2007 LOI and are seeking a new LOI from the DEP.

Mr. Streker testified they will share a common driveway and storm water facilities with the Auto Zone. On the west side of the property there will be an 8 foot high retaining wall. Mr. Wilkinson agreed they can provide a post and rail fence over the wall.

Mr. Streker testified to the variance from the impervious coverage where 65% is permitted and 77% is provided. He testified that they are not providing a berm.

Mr. Streker agreed to comply with the Bureau of Fire Safety report dated November 26, 2019 and the Traffic Safety report dated November 22, 2018.

He agreed to provide 128 new trees and 87 shrubs going into the site, most plantings will be at the front as screening from Route 88 and also they are screening the service part of the building. They agree to update the storm water management report as satisfy all current requirements of the State.

Mr. Wilkinson addressed the retaining wall and Mr. Streker agreed to comply. The applicant agreed to add to the dumpster enclosure.

Mr. Wilkinson agreed to the proposed drive aisle and driveway width.

Mr. Streker said the applicant agreed to comply with the ordinances for the height of the lighting structures. The applicant agrees to provide public access with sidewalks and crosswalks as noted in Mr. Wilkinson's report.

Mr. Jackson stated the applicant agrees to install a sprinkler system for the landscaping. He said they agree to provide a Stop sign.

The applicant was unable to discuss the hours of operation since they do not have tenants.

Michael Millemann, AIA, architect for the applicant was sworn. His qualifications were accepted by the Chairman. He said the building will be constructed of split-based masonry and aluminum. He described the design of the building.

Ms. Paxton asked if the mechanicals will be shielded. Mr. Milleman stated they will.

In revisiting the issue of the retaining wall, it was determined that there may be additional side yard setback.

The applicant agreed to comply with the conditions in the reports of ARH, Theodore Wilkinson, PE dated January 8, 2019 and Tara Paxton, Municipal Planner, dated February 20, 2019.

Chairman Cooke opened the hearing for public questions or comments. Seeing none he closed the public.

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

**VOTING IN THE AFFIRMATIVE:**

Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Philipson, Mr. Cooke

**ADJOURNMENT**

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

The meeting was adjourned at 9:00 PM

Respectfully submitted by:

Judy Fox Nelson