

A meeting of the Brick Township Planning Board
was held on **May 8, 2019** 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 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. Councilman Mummolo called the meeting to order at 7:05 PM.

Councilman Mummolo led the Pledge of Allegiance.

MEMBERS PRESENT

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

MEMBERS ABSENT

Bernard Cooke
Kevin Aiello

ALSO PRESENT

Harold Hensel, Esq., Board Attorney
Ted Wilkinson, P.E., Board Engineer
Tara Paxton, AICP/PP, Municipal Planner
Denise Sweet, Court Reporter
Pamela O'Neill, Planning Board Secretary

VOUCHERS

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

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

OLD BUSINESS:

Resolution

**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/Variances**

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

VOTING IN THE AFFIRMATIVE

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

The motion carried and Resolution R-21-19 was adopted.

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

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

VOTING IN THE AFFIRMATIVE

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

The motion carried and Resolution R-22-19 was adopted.

NEW BUSINESS:

**PB-2810-MS-C-Ext
Sandiloo Properties, LLC
459 Route 35
Extension of Minor Subdivision Approval**

Christopher LaMonica, Esq, appeared on behalf of the Applicant. He stated the applicant is seeking approval for two one year extensions to the minor subdivision that was approved September 26, 2018. The extension is needed due to the fact that the applicant was required by NJDOT to revise the driveway layout to create one shared driveway curb cut, therefore, has not obtained agency approvals.

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Ms. Lambusta

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Ms. Lambusta

The motion carried and Resolution R-23-19 was adopted.

**PB-2821-MSP-11/18-William Volk, JR.
244 Drum Point Road, LLP
Block 646, Lot 48
Preliminary & Final Major Site Plan**

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

The following exhibits were marked by the court reporter.

Exhibit A-1-Power Point Presentation

Exhibit A-2- Photograph of the area behind the garage on site

Exhibit A-3-Photograph of the side view of the site

Exhibit A-4-Photograph of the detached garage currently on the property

Exhibit A-5-Photograph of the general area of the site

Exhibit A-6-Photograph of the handicapped parking area

William Volk, Jr., 2108 Park Drive, Point Pleasant, applicant and owner was sworn. He testified he is seeking approval to construct a 4,000 SF detached storage building/garage on the property. He said his business is the build out of stores. He has a residence and garage on the property that he uses as an office and residence. His

workers arrive in the early morning and leave in trucks to go to job sites. All trash is collected at the job sites. He needs the new garage/storage building for various pieces of equipment.

Jeff Carr, PE, PP, Lindstrom, Diessner & Carr, was sworn and his credentials to testify as engineer and planner for the applicant were accepted by the Chairman.

Mr. Carr testified the applicant is seeking preliminary and final major site plan approval with variance to construct a 50 FT by 80 FT, 4,000 SF detached garage building for commercial uses associated with the property. The application to build the second garage requires a variance from the 25 foot buffer to the residential properties whereas only 12 ft. is provided. He said no windows will be in the garage and they will plant a row of Arborvitaes to further screen.

Peter Rittweger, 13 Aaron's Way, was sworn. He stated his objection to the applicant not meeting the buffer requirement,

After some discussion, the applicant agreed to revise the location and size of the proposed structure to 72 FT by 56 FT to create a 22 foot wide buffer and a row of Leland Cypress matching with vegetation already on site. This would result in a variance for 3 feet.

Mr. Carr addressed the comments in March 13, 2019. ARH report prepared by Mr. Wilkinson.

Mr. Carr testified the applicant will comply with the State Storm Water Regulations. Regarding waivers for the curbing of the parking area and lighting, Mr. Carr testified to very limited use of the site. He stated they will comply with the landscaping comments, will note on the plans there will be no nighttime operations and no garbage collection

Mr. Wilkinson said he would be satisfied that if the proposed striping is acceptable to Traffic safety, he will agree with their determinations.

Mr. Carr agreed the applicant will comply with the reports of Tara Paxton, Municipal Planner, dated May 3, 2019, Bureau of Fire Safety, dated March 12, 2019, Traffic Safety, dated December 3, 2018.

Dan Governale, R.A., AIA, Barlo and Governale, architect, was sworn and he testified the proposed structure will conform and match the existing structures on the property.

Councilman Mummolo called for additional comments from the public. Mr. Rittweger noted he was satisfied with the buffer change. No other members of the public commented and the public was closed.

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Ms. Lambusta

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