

A meeting of the Brick Township Planning Board
was held on **September 25, 2019** in the Municipal Building.
The meeting was called to order at 7:00 pm.

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. Chairman Cooke called the meeting to order at 7:07 PM.

Chairman Cooke led the Pledge of Allegiance.

MEMBERS PRESENT

Bernard Cooke
Councilman Mummolo
Brad Clayton
JoAnne Lambusta
Kevin Aiello
Kevin Nugent
Richard Gross
William Philipson – Alt #1
George Osipovitch – Alt #2

MEMBERS ABSENT

Eileen Della Volle
Cosmo Occhiogrosso

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Aiello, Mr. Gross, Mr. Nugent, Ms. Lambusta., Mr. Philipson, Mr. Osopovitch, Mr. Cooke

MINUTES

Minutes- June 12, 2019

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

In favor, Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Cooke

Minutes- June 26, 2019

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Mr. Aiello, Ms. Lambusta, Mr. Philipson, Mr. Cooke

Minutes- July 24, 2019

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Mr. Aiello, Ms. Lambusta, Mr. Philipson, Mr. Cooke

OLD BUSINESS:

RESOLUTIONS

**PB-2764 (2492) Extension
Robert and Loretta Bliesman
Block 1422.15, Lot 28
Final Major Subdivision**

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

Voting in favor: Councilman Mummolo, Mr. Gross, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

The motion passed and resolution R-32-19 was adopted

PB-2831-MSP-V-3/19
Beacon 70 c/o Dr. Karl Blum
Block 673, Lot 18
799 Route 70
Minor Site Plan

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

Voting in favor: Councilman Mummolo, Mr. Gross, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

The motion passed and resolution R-33-19 was adopted

NEW BUSINESS:

PB- 2827-MS-V-Ext 9/19
Brick Township Board of Education
Block 867, Lot 6
32-34 Princeton Avenue
Extension

Nicholas Montenegro, Esq., appeared on behalf of the Board of Education. He explained the applicant had not come into compliance within the required filing time and needed to get a one-year extension.

A motion was made by Mr. Philipson and seconded by Councilman Mummolo to approve the extension.

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

Capital Project
Brick Township Bureau of Fire Safety, Laurelton Fire House No, 1
Block 903.11, Lot 9
765 Midstreams Road

Tara Paxton, PP/AICP, Township Planner gave a brief presentation to the Board regarding the construction of an addition to the Laurelton Fire House No. 1 (Folsom Firehouse) located at 765 Midstreams Road.

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

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osopovitch, Mr. Aiello, Mr. Cooke

The motion passed and Resolution R-34 -19 was adopted.

Capital Project
Brick Township Bureau of Fire Safety, Joint Board of Fire Commissioners
Block 1386, Lot 6
510 Herbertsville Road

Tara Paxton, PP/AICP, Township Planner gave a brief presentation to the Board regarding the placement of a 24 FT X 60 FT trailer for classrooms with the construction of 8 FT X 35 FT deck adjacent to it and to repair/ replace an existing deck at the Fire Training Center located at 510 Herbertsville Road.

A motion to approve the Capital Project and memorialization of the resolution was made by Councilman Mummolo and seconded by Mr. Aiello

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osopovitch, Mr. Aiello, Mr. Cooke

The motion passed and Resolution R-35-19 was adopted.

Capital Project
Brick Township Department of Public Works
Tree Planting and Parking Lot
401 Chambers Bridge Road

Tara Paxton, PP/AICP, Township Planner, gave a brief presentation to the Board regarding the intention to remove 21 Bradford Pear trees at the Municipal Building and replace them with 21 Zelkova Serrata Village trees. The old Norway Spruce will also be removed and replanted with a new 25-foot tree.

A motion to approve the Capital Project and memorialization of the resolution was made by Mr. Gross and seconded by Ms. Lambusta

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Philipson, Mr. Osopovitch, Mr. Aiello, Mr. Cooke

The motion passed and Resolution R-36-19 was adopted.

PB 2834-MSP-CU-C-4/19
New Jersey Natural Gas Company
Block 84, Lot 14.04
255 Mantoloking Road
Minor Site Plan with Variance

Nancy Skidmore, Esq. appeared on behalf of the applicant. She explained the applicant is seeking approval for a minor site plan with variances, design waivers and a conditional use to construct a new storm hardened, flood zone compliant, natural gas system on property owned by the OCUA which has granted a 4700 SF easement to NJNG for this purpose. The applicant proposes to construct an 840 SF building containing a regulator station with a stone drive connecting to the main driveway leading to the Ocean County Utilities Authority.

Peter Wilders, P.E., HMI Technical Solutions, was sworn and his credentials to testify as Engineer for the applicant were accepted by the Chairman.

Exhibit A-1, Existing Conditions Ariel was marked.
Exhibit A-2, Proposed Facility Site Plan was marked
Exhibit A-3 Elevations from the North and West showing an 840 SF concrete building

Mr. Wilders testified NJNG would construct the building on an easement granted by the OCUA. He noted the OCUA would not agree to any changes to the drainage on site and he noted they were requesting approval to not have to install sidewalks and curbs. He further testified an emergency generator and control box would be located on the west side of the building. He stated four proposed lights will be manually operated in order to insure no lighting impact to the neighbors. The plan does not call for any parking because the site is monitored remotely. There will be no grading of the site.

Exhibit A-4 Elevations from the north and west of the building with landscaping was marked

Mr. Wilder described the building materials and elevations. An ID sign will be installed at the entrance. Landscaping will be provided with 5 Dogwood trees, 8 giant Arborvitaes and inkberry shrubs.

Mr. Wilder stated they have CAFRA permit. He addressed the buffer requirements although the commercial use eliminated the need for a variance. Landscaping will be provided between the building and the street. He testified installation of sidewalks and curbs would worsen drainage issues on Mantoloking Road.

Mary Kate Rosenblit, PE, project engineer for NJNG, was sworn.
Exhibit A-5 was marked showing existing conditions of the local gas system.
Exhibit A-6, a schematic showing a typical regulator station, was marked.

She explained that the proposed facility will allow for natural gas to be provided safely to residents during storm conditions.

There was a discussion about the six foot high fencing with barbed wire on the top. They will agree to comply with the restriction on having barbed wire.

She testified there will be no visitors to the site other than NJNG employees who will make twice yearly site inspections.

Christine Nazzaro-Cofone, AICP/PP, Planner for the applicant, was sworn. She testified in support of the variances and waivers requested by the applicant. She noted the building will fit in with the area.

Mr. Wilkinson commented on his report dated September 16, 2019. He agreed with the applicant on the waiver of sidewalks and curbs and noted the applicant will make a contribution to the Pedestrian Safety fund for the Overlay Zone. He requested the fencing be pushed back along the eastern side of the building by about 3 foot. The applicant agreed.

Chairman Cooke polled the Board on the question of sidewalks. The Board agreed to grant a waiver on the sidewalks.

Ms. Paxton commented on her report dated September 6, 2019. She advised there will be a requirement for a variance for the fence being located in the front yard.

Chairman Cooke placed the following reports in the record:
Bureau of Fire Safety, dated May 17, 2019
Township Engineer, dated June 25, 2019

Chairman Cooke opened the hearing for public comment. Seeing none, he closed the public.

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

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

Chairman Cooke called for a 5 minute recess at 8:38 PM. The meeting was called back to order at 8:47 PM.

PB 2839-PSP-C-8/19
The Kamson Corporation
Block 1171, Lot 2
1568 Route 88
Preliminary Major Site Plan

Marc D. Policastro, Esq, Giordano, Halleran, & Ciesla, PC, appeared on behalf of the applicant.

Andrew French, P.E., French and Parrello, engineer for the applicant was sworn and his credentials to testify were accepted by the chairman.

Exhibit A-1, a color rendering of the Landscape Plan (sheet 13 of 24) was marked.

Mr. French testified the applicant is seeking Preliminary Major Site Plan approval to construct a two story, 75,000 SF medical office building which is a permitted use in the Hospital Support Zone. The site has 9.3 acres and has a single family dwelling on it. As to the access, there is 2-way access off Route 88, 2-way access off Burrsville Road, and 2-way access of Jack Martin Boulevard with a right in and right out only.

Regarding parking, 375 spaces are required and 456 are provided. The applicant is seeking a variance for the 10 X 18 foot spaces. They will provide 9 X 18 FT spaces. They are providing 45 handicap spaces next to the building and they are seeking approval to have a temporary MRI Trailer on site, should it be needed.

Mr. French testified to the extensive landscape plan which will include a pocket park and bike racks. New curbing and sidewalks will be provided on all sides of the site. They do not have an end user as yet.

He testified there will be 25 foot high LED lights and lighting at the canopies and door recesses.

He testified as to drainage. Drainage basins are not permitted in the front yard. They have 3 detention basins in the front, one on Route 88, 2 on Jack Martin Blvd, one on the intersection of Route 88. All of the basins are draining to the roads.

The basins will be screened with landscaping.

They are seeking a waiver on one parking stall not located the required 20 feet from the property line on Jack Martin Boulevard.

He testified although there is no berm on certain locations, they will meet the berm requirements on all perpendicular stalls to the roads.

He stated they would like to wait until they have a user to make a final decision on signage for the Final Major Site Plan.

Mr. French addressed the report prepared by Mr. Wilkinson dated September 8, 2019 and he has no objections to meeting the technical issues raised in the report and he will provide maintenance plans to Mr. Wilkinson. He further agreed to meet with the appropriate widths for grass buffers and the location of the sidewalks.

Mr. French addressed the report prepared by Ms. Paxton dated September 11, 2019. He testified mechanicals will be screened and he is not sure of the need for a generator on the site and they will address it on the Final Site Plan.

He testified they will negotiate with adjoining owner on the concept of shared access. They have applied for a CAFRA permit.

John Rea, P.E., traffic expert, was sworn. He testified he had performed a Traffic Impact Study in June 2019. He stated there were five driveways to service the site and all roads will maintain a level C service. A traffic signal will be addressed at final site plan approval. He address the Traffic Safety Report dated September 10, 2019. He said the applicant has agreed to a redesign of the southbound on Burrsville Road. He further noted that Parkway improvements have made for less traffic on Route 88. He stated they would rather have a little too many than insufficient parking stalls and they are required to have 45 handicap spaces

Anthony Sirizzotti, Architect, was sworn and his credentials to testify were accepted by the Chairman.

Exhibit A-2, color rendering of the exterior building, was marked.

He explained the building will be a two story, steel framed building with brick exterior.

The goal was to make the building energy efficient

Chairman Cooke noted the Architectural Review letter dated September 18, 2019 was noted for the record.

Christine Cafone, AICP/PP, was sworn and her credentials to testify as a Planner were accepted by the Chairman.

She testified the application was a conforming use in the hospital support zone. She testified the purposes of the zoning were advanced by the granting of thee variances and there would be no negative impact on the zone plan.

Ms. Paxton stated this was the last parcel in the H-S Zone to be developed.

Chairman Cooke included the following reports in the record:

Bureau of Fire Safety, dated September 3, 201. The applicant agreed to comply with #1-4.

Township Engineer letter dated September 3, 2019

Environmental Commission dated September 24, 2019

Shade Tree Commission dated 9/11/19

Chairman Cooke called for Public comment.

Marty Sumner, Brick Land 88, LLC, was sworn. He stated he owns property adjacent to this site. He said he was generally in favor of the application, but would want a cross access easement to his property. The applicant agrees to examine the feasibility of a cross access and address it on the Final Major Site Plan.

Melinda Murray, Forge Pond Road, was sworn. She expressed concern about the traffic on Burrsville Road and flooding to West Princeton, Fort and Forge Pond Road. She requested the driveway to be relocated. She also requested parking spaces for trucks.

Mr. Rea noted the DOT approved the entrance which will be on Burrsville Road.

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

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Lambusta, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osopovitch, Mr. Cooke

A motion to adjourn was made at 10:18 PM.

Respectfully submitted by:

Judy Fox Nelson