

A meeting of the Brick Township Planning Board  
was held on **November 13, 2019** in the Brick Township Civic Center,  
270 Chambers Bridge Road.

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 7:09 PM.

Chairman Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke

Councilman Mummolo

Brad Clayton

Eileen Della Volle

Kevin Nugent

Richard Gross

William Philipson – Alt #1

**MEMBERS ABSENT**

Cosmo Occhiogrosso

Kevin Aiello

JoAnne Lambusta

George Osipovitch – Alt #2

**ALSO PRESENT**

Harold Hensel, Esq., Board Attorney

Ted Wilkinson, P.E., ARH Associates, Board Engineer

Denise Sweet, Court Reporter

Tara Paxton, PP/AICP, Township Planner

Lauren Helmstetter, Acting Secretary

**VOUCHERS**

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

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

## **MINUTES**

### **Minutes- August 28, 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. Della Volle, Mr. Nugent, Mr. Philipson, Mr. Cooke

## **OLD BUSINESS:**

## **RESOLUTIONS**

**PB-2827-MS-V-12/18 Ext  
Brick Township Board of Education  
Block 867, Lot 6  
32 Princeton Ave.**

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

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

The motion passed and resolution R-39-19 was adopted

**ABR-272-3/19 Playa Bowls Brick  
Block 646.02, Lot 1  
645-655 Mantoloking Road  
Abridged Site Plan**

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

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

The motion passed and resolution R-40-19 was adopted

**PB 2837-MS-C-6/19**  
**71 Princeton Ave, LLC/ Cara Malek**  
**Block 862.01, Lot 1**  
**71 Princeton Ave**  
**Minor Subdivision**

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

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

The motion passed and resolution R-41-19 was adopted

**PB-2836-MS-C-6/19**  
**James and Terry Lacey**  
**Block 870, Lot 31.05 & 31.06**  
**113-117 Elizabeth Avenue**  
**Minor Subdivision with variance**

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

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Della Volle, Mr. Nugent, Mr. Philipson, Mr. Cooke

The motion passed and resolution R-42-19 was adopted

**PB- 2828-A-FSP-C-9/17 Home Depot, USA, Inc**  
**Block 1170, Lot 5**  
**1722 Route 88**  
**Amended Final Site Plan**

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

Voting in favor: Mr. Clayton, Councilman Mummolo, Mr. Gross, Ms. Della Volle, Mr. Nugent, Mr. Philipson, Mr. Cooke

The motion passed and resolution R-43-19 was adopted

## **NEW BUSINESS:**

**PB-2819-A-PSP-FSP-C-9/18**  
**Walmart Real Estate Business Trust**  
**Block 868, Lot 12.01**  
**1871 Route 88**  
**Amended Preliminary & Final Major Site Plan**

Chairman Cooke announced the application is being carried to the meeting of January 22, 2020 because of a deficient notice. A time waiver is granted to February 26, 2020. The applicant must re-notice.

**PB-2332-Bravo Realty & Development**  
**Block 318, Lot 6.01**  
**505 Drum Point Road**  
**Preliminary & Final Major Site Plan with Variance**

Jillian McCleer, Esq., and John J. Jackson, Esq. appeared on behalf of the applicant, Bravo Realty & Development. The applicant is seeking Preliminary & Final Major Site Plan approval to construct a 714 SF Contractor's Office with a one-bedroom apartment on the first floor and a two-bedroom apartment on the second floor along with site improvements.

Exhibit A-1, a Power Point Presentation was marked.

James Giordano, PE, TEC Engineering, was sworn and his credentials to testify as Engineer for the applicant. He testified the proposed structure will be FEMA compliant. He said the applicant will comply with the parking requirements.

Mr. Giordano testified the applicant is seeking a variance for the residential buffer requirement due to the irregular shape of the lot. That side of the building is simply residential with no commercial activities on that side of the structure.

He identified the architectural plans and testified the modular building will have a one bedroom on the right side of the building with a small elevated patio. An elevator will be provided making the structure ADA Compliant.

He further testified they will comply with the Bureau of Fire Safety dated April 26, 2019, Shade Tree Commission dated May 15, 2019. He agreed to comply with the Planners' report dated September 16, 2019 and will irrigate the grass area and agreed there will be no storage of materials inside.

Regarding the ARH report dated July 12, 2019, the applicant agreed to provide 2 trash cans for the apartments and the commercial portion will have private pick up. He further agreed to provide a 6-foot shoulder on Drum Point Road in accordance with the plan.

Gabe Bravo, applicant and owner was sworn. He testified that he will provide private trash collection. He stated Bravo Builders does not do any construction at the site. He will meet customers by appointment only.

He stated the kitchen in the office is for show room or display purposes. He further agreed to comply with Mr. Wilkinson's concerns regarding regrading and maintaining all stormwater run off on the property. He agreed to all the technical items in Mr. Wilkinson's report, provide one light post with a motion detector in the back, comply with bollards and curbing requirements and provide at least one soil boring on the property. The applicant agreed to the comments in Ms. Commins report dated July 24, 2019 concerning roadway openings.

Chairman Cooke opened the hearing for Public comment.

Jolene Lucas, was sworn and she commented on traffic concerns in the area. Oscar Milans, 499 Drum Point Road was sworn. He testified that he owns the adjoining property to the right of the applicant. After some discussion, the applicant agreed to move the building five feet to the left increasing the buffer area from 10 feet to 15 feet. Further the applicant agreed to work with the Board Engineer and Planner regarding the landscaping of the buffer area.

Seeing no other members of the Public to comment, Chairman Cooke closed the Public.

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

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

**PB-2835-MSP C--4/19**  
**Shorrock Propco, LLC**  
**Hovcare of Brick, Inc.**  
**Block 380, Lot 11**  
**Minor Site Plan with Variance**

Chad Warnken, Esq., appeared on behalf of the applicant. The application was carried from August 29, 2019. The outstanding issues from the previous hearing were resolved as the Board professionals were able to locate prior approvals and filed maps regarding the property indicating that the buffer areas restrict further development beyond what exists on site at present. This information and the fact the property is encumbered by wetlands and easements were presented. The Board and the Public were satisfied that no further expansion of the structure or the parking areas could occur on site. Mr. Wilkinson referred to a 1993 approval showing a 100-foot buffer along the property line on Meadowbrook Road.

Chairman Cooke opened the hearing for Public comment.

John Lewandowski, objector from the August 29, 2019 meeting, stated he was satisfied that the restrictions on further development were in place.

Seeing no other members of the Public to comment, Chairman Cooke closed the Public.

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

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

A motion to adjourn was made at 9:35 PM.

Respectfully submitted by:

Judy Fox Nelson