A meeting of the Brick Township Planning Board

was held on **January 8, 2020** in the Municipal Building,

401 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.

Tara Paxton, Administrative Officer, called the meeting to order at 7:00 PM.

Ms. Paxton led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke

Kevin Aiello

Brad Clayton

Kevin Nugent

Richard Gross

Eileen Della Volle

Cosmo Occhiogrosso

William Philipson – Alt #1

George Osipovitch – Alt #2

**MEMBERS ABSENT**

JoAnne Lambusta

Councilman Mummolo

**ALSO PRESENT**

Steven Secare, Esq., Board Attorney

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

Denise Sweet, Court Reporter

Tara Paxton, PP/AICP, Township Planner

Pamela O’Neill, Secretary

**ELECTION OF CHAIRMAN**

Tara Paxton, Administrative Officer called for nominations for Chairman.

A motion was made by Mr. Occhiogrosso and seconded by Mr. Gross to nominate Bernard Cooke Chairman.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello, Mr. Philipson, Mr. Osipovitch

The motion to elect Mr. Cooke as Chairman was approved.

Ms. Paxton turned over the meeting to Mr. Cooke and he resumed the Chair.

**ELECTION OF VICE CHAIRMAN**

A motion was made by Mr. Occhiogrosso and seconded by Mr. Gross to nominate Mr. Aiello Vice-Chairman.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion to elect Mr. Aiello Vice Chairman was approved

**ELECTION OF PLANNING BOARD SECRETARY**

A motion was made by Mr. Occhiogrosso and seconded by Mr. Gross to nominate Pamela O’Neill Secretary

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion to elect Pamela O’Neill was approved

Chairman Cooke announced a committee made up of himself, Mr. Aiello and Councilman Mummolo reviewed the proposals for the Board Attorney, Engineer, and Court Reporter. The committee makes the following recommendations.

**ELECTION OF ALTERNATE MEMBERS TO SIGN MAPS**

A motion was made by Mr. Aiello and seconded by Mr. Gross to appoint Kevin Aiello as Alternate Member to sign maps if the Chairman is not available, and in the absence of the Secretary, Lauren Helmstetter is appointed Acting Secretary for the purpose of signing maps and documents on behalf of the Brick Township Planning Board.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion was approved and Resolution R-1-2020 was adopted

**APPOINTMENT OF THE PLANNING BOARD ATTORNEY**

A motion was made by Mr. Gross and seconded by Mr. Occhiogrosso to appoint the firm of Secare and Hensel as Planning Board Attorney

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion was approved and Resolution R-2-2020 was adopted

**APPOINTMENT OF THE PLANNING BOARD ENGINEER**

A motion was made by Mr. Occhiogrosso and seconded by Mr. Gross to appoint the firm of ARH Associates as Planning Board Engineer

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion was approved and Resolution R-3-2020 was adopted

**APPOINTMENT OF THE COURT REPORTER**

A motion was made by Mr. Gross and seconded by Mr. Aiello to appoint the firm of Denise Sweet & Associates as Court Reporter

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion was approved and Resolution R-4-2020 was adopted

**ESTABLISHMENT OF THE 2020-2021 MEETING DATES**

A motion was made by Mr. Aiello and seconded by Ms. Della Volle approve the Planning Board Meeting dates for 2020 and 2021

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion was approved and Resolution R-5-2020 was adopted

**APPOINTMENT OF THE CONFLICT PLANNER**

A motion was made by Mr. Gross and seconded by Mr. Occhiogrosso to appoint the firm of ARH Associates as Conflict Planner.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

The motion was approved and Resolution R-6-2020 was adopted

**SWEARING IN OF THE BOARD PROFESSIONALS**

Planning Board Attorney, Steven Secare, Esq. swore in Ted Wilkinson., Board Engineer and Tara Paxton, AICP/PP, Municipal Planner

**VOUCHERS**

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

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

**OLD BUSINESS:**

**RESOLUTIONS**

**PB-2840-MS-C-8/19**

**Robert K. Sherman, III**

**Block 910.03, Lot 6 & 8- 446 Princeton Avenue**

**Block 914, Lot 27-811 Midstreams Road**

**Minor Subdivision**

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Gross, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osipovitch

The motion was approved and Resolution R-7-2020 was adopted

**PB-2481-MS-C-8/19**

**Joseph J. Gass, III**

**Block 493, Lot 22**

**912 Linden Avenue**

A motion was made by Mr. Aiello and seconded by Mr. Gross to approve the resolution of Denial.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Gross, Mr. Nugent, Mr. Aiello, Mr. Philipson, Mr. Osipovitch

The motion was approved and Resolution R-8-2020 was adopted.

**NEW BUSINESS:**

**Chairman PB-2842- 8/19**

**Osborn Sea-Bay Condo Association**

**Block 36, Lots 13,18,22 & 24**

**Cummins Street/Elder Road/Shell Road**

Chairman Cooke announce this application is not being heard this evening. It is scheduled for February 26, 2020. New notice is required.

**PB- 2816-FSP-8/19**

**Osborn Sea Bay Condo Association**

**Block 26, Lot 4**

**1-6 West Marion Street**

**Final Major Site Plan**

Mark S. Belin, Esq, appeared on behalf of the applicant.

Sean Savage, P.E., Matrix New World Engineering was sworn and his credentials to testify were accepted by the Chairman

He testified to the report of Municipal Planner, Tara Paxton dated December 31, 2019. He noted the variances have been previously approved.

Exhibit A-1, a Site layout plan was marked.

Mr. Savage testified he incorrectly stated that the maximum square footage of any house would be 1600 SF. He clarified his comment saying the largest unit is 890 footprint and as a two story is a total of 1780 SF. Some of the units are less than the 1600 SF.

He testified regarding Dwelling 1, the open stairways will be shown on all plans.

There was some discussion regarding the location of the elevated air conditioning platform. The applicant agreed to comply with the ordinance for the set backs on the conditional use.

Mr. Savage testified no landscaping is proposed as it is very difficult to grow in the sand, they previously agreed that they will contribute to the Pedestrian Safety Fund in lieu of installing sidewalks.

Mr. Savage reviewed the Bureau of Fire Safety report, noting the subject of the air conditioners and staircase locations have been addressed.

He reviewed the report of ARH Associates dated 10/31/2019. He repeated all staircases will be within the building envelope, they have submitted all architectural plans and the architectural plans will match up with the site plan.

There was some discussion regarding the number of parking spaces where 2 were provided for the five 3-bedroom houses and 3 were provided for one of the 4-bedroom houses. The other 4-bedroom house has only 2 parking spaces and the applicant will need an exception to the RSIS standards. Mr. Savage testified the applicant will construct a 20-foot bituminous surface driveway. The emergency gate is shown on the plans, trash will be collected when the owners move their containers to Route 35.

Mr. Savage testified they will provide lighting on the poles to be installed matching the fixtures in the adjoining development.

Mr. Wilkinson suggested the lighting should be a condition of approval along with the agreement to provide stone or pervious pavers on site.

The report prepared by Municipal Engineer, Elissa Commins, dated 9/26/19 was noted for the record.

Chairman Cooke called for Public comment.

Nancy Bialasz, was sworn. She asked if parking was permitted on the 20 foot cartway.

It was noted that no parking is to be permitted and the applicant will be required to provide “No Parking “signs to be enforced by ordinance.

Seeing on other comment, Chairman Cooke closed the Public.

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Aiello,

Mr. Philipson, Mr. Osipovitch, Mr. Cooke

A motion to adjourn was made at 8:25 PM.

Respectfully submitted by:

Judy Fox Nelson