A meeting of the Brick Township Planning Board

was held on June 24th 2020 in the Township of Brick Municipal Building, 401 Chambers Bridge Road, virtually through ZOOM

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 8, 2020. 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 7:00 PM.

Chairman Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke

Brad Clayton

JoAnne Lambusta

Councilman Mummolo

Cosmo Occhiogrosso

Eileen Della Volle

Kevin Nugent

William Philipson – Alt #1

**ABSENT**

Kevin Aiello

Richard Gross

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

Pamela O’Neill, Secretary

**RESOLUTIONS:**

**PB-2802-FMS-3/20**

**Spruce Equities, LLC**

**Block 1133 Lot 7**

**287 Van Zile Road**

**Final Major Subdivision**

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

VOTING IN THE AFFIRMATIVE

Councilman Mummolo, Mr. Occhiogrosso, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

The motion was approved and Resolution R-17-2020 was adopted

**PB-2844-MSP-C-12/19**

**Duquesne Holdings, LLC**

**Block 446.19 Lot 7**

**635 Duquesne Blvd**

**Minor Site Plan with Variances**

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

VOTING IN THE AFFIRMATIVE

Councilman Mummolo, Mr. Occhiogrosso, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Cooke

The motion was approved and Resolution R-18-2020 was adopted.

**NEW BUSINESS:**

**PB-2836-MS-V-6/19-EXT**

**James & Teri Lacey**

**Block 870 Lot 31.05 & 31.06**

**113-117 Elizabeth Ave**

**Extension Minor Subdivision w/Variance**

John Jackson, Esq. appeared virtually representing the applicant. He testified his applicant is asking for the board to grant a one-year extension from today’s date for the previous approval of a minor subdivision with variances. The reason why his client is seeking this extension as there has been delays in obtaining required approvals to widen Elizabeth Avenue in the event of an emergency by 1.5 ft. on each side and further more revisions as requested by Kevin Batzel, Fire Marshall. Mr. Jackson stated that they are working diligently in doing this, making numerous phone calls and it has taken up the better part of the year to get this completed.

ARH letter dated June 2,2020 was read by the Chairman stating there was no objection to grant the extension. Tara Paxton, Municipal Planner, agreed.

A motion to approve the application for an extension was made by Councilman Mummolo and seconded by Ms. Della Volle

VOTING IN THE AFFIRMATIVE

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

A recess was called at 7:14pm to make sure the Board Engineer Mr. Wilkinson was on the call, and resumed shortly after at 7:15pm

**PB-2853-A-FSP-C-2/20**

**Lidl US Operations, LLC**

**Block 670 Lot 4**

**2770 Hooper Ave**

**Amended Site Plan w/Variance**

Laura D’Allesandro. Esq. of Del Duca Lewis law firm, Ben Crowder, P.E. of Bohler Engineering and Luis Marcelino Ruiz, the site Project manager appeared virtually representing the applicant. Mr. Crowder testified before the board that the applicant is seeking approval for an amended final site plan with variances and waivers, to install a number of signs on the site.

The following exhibits were shown as evidence:

A-1 Sign Details

A-2 Overall Site Plan

A-3 Prior signage detail

A-4 Photographs of the site

Mr. Crowder stated the shopping center his applicant will be occupying is known as the Riverwalk Shopping Plaza located in a B-3 Highway Development Zone. The proposed site where his client Lidl a grocery food chain, is currently under construction as it has been vacant for approximately ten years. The applicant proposes to mount signage on the building itself as well as signs on Hooper Avenue and Brick Boulevard. The placement for an additional sign on Hooper Avenue is to alert drivers who are driving along Hooper Avenue that the means of ingress and egress to the plaza is a significant distance to the Lidl store and if the motorist is to make a left turn onto Brick Blvd there is not an accessible entrance due to the median located on Brick Blvd.

For the monument sign the applicant is proposing it at the primary drive isle into the main shopping center from Brick Boulevard, this sign has been scaled down to 10 ft in height. The Ordinance requires 300ft between signs and the two existing signs on Hooper Avenue are 36 ft apart the proposed new sign would be 240.1 ft from the other signage on Hooper Avenue with a 25ft setback Mr. Crowder stated all signs are located outside of sight triangles for the entrance and exits of the shopping plaza.

In response to Mr. Wilkinson’s report regarding landscaping improvements, the applicant is proposing landscaping at the base in both of the monument signs.

Mr. Crowder also stated that they have already received approvals from the County Planning Board approval relative to their right-of-way.

Mr. Wilkinson, Board Engineer, stated that it was discussed with Mr. Crowder already that the waivers requested were acceptable to grant as the existing conditions of the site which will be addressed in the resolution compliance.

Mr. Wilkinson as well as Ms. Paxton both agreed they wanted the monument sign that is about 10 ft in height to be reduced. Mr. Ruiz spoke on behalf of the applicant stating this is the smallest sign the manufacture is able to produce with the Lidl logo. Ms. D’Allesandro stated on the record that the sign height is in accordance to the ordinance.

Ms. Paxton researched the past signage placement and stated that with the history of the plaza the tower signs preexisted to the sign ordinance which includes the placement of the Buffalo Wild Wings signage. She finds no issue with granting these variances she believes they are minor with the size of this plaza.

The chairman opened the meeting for public comment. Seeing that there was none he closed the public comment.

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

VOTING IN THE AFFIRMATIVE

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

**ADJOURNMENT**

A motion to adjourn the meeting by Councilman Mummolo and all were in favor.

The meeting was adjourned at 8:10pm.

Respectfully submitted by:

Lauren J. Frank