A meeting of the Brick Township Planning Board

was held on November 4, 2020 in the Township of Brick Municipal Building, 401 Chambers Bridge Road, virtually through ZOOM

The meeting was called to order at 7:10 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 7:10 PM.

Chairman Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke

Kevin Aiello

Brad Clayton

JoAnne Lambusta

Cosmo Occhiogrosso

Eileen Della Volle

Kevin Nugent

William Philipson

George Osipovitch – Alt #1

Daniel Ward – Alt #2

**ABSENT**

Councilman Mummolo

**ALSO PRESENT**

Harold Hensel, Esq., Board Attorney

Ray Jordan, P.E., ARH Associates, Board Engineer

Denise Sweet, Court Reporter

Tara Paxton, PP/AICP, Township Planner

Pam O’Neill, Board Secretary

**RESOLUTIONS:**

**PB-2847-PSP-FSP-CU -1/20**

**SHM Manasquan, LLC**

**Block 1368/1369, Lot 1/26 & 30**

**217 Riverside Drive North**

**Preliminary and Final Major Site Plan**

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

VOTING IN THE AFFIRMATIVE

Mr. Occhiogrosso, Mr. Philipson, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke

The motion was approved and Resolution R-26-2020 was adopted.

**PB-2854-MS-C 4/2020**

**Alan and Nicole Fredericksen**

**Block 1108 Lot 1.04**

**260 Novello Drive**

**Minor Subdivision w/Variance**

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

VOTING IN THE AFFIRMATIVE

Mr. Occhiogrosso, Mr. Philipson, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke

The motion was approved and Resolution R-27-2020 was adopted.

**PB-2857-MS-C 7/20**

**R.M. Associates of NJ, Inc.**

**Block 663 lot 10.01**

**475 East End Ave**

**Minor Subdivision with Variance**

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

VOTING IN THE AFFIRMATIVE

Mr. Occhiogrosso, Mr. Philipson, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke

The motion was approved and Resolution R-28-2020 was adopted.

**Ordinance Resolutions**:

**Amending Chapter 245-314 Entitled “Prohibited, Exempt and Permitted Signs: to Permit Property Address Signs within the H-S Hospital Support Zone**

A motion to approve the Ordinance Resolution was made by Mr. Aiello and seconded by Mr. Occhiogrosso.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Philipson, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke

**Amending Chapter 245-330.4 Entitled “Permitted Yard Encroachments”**

A motion to approve the resolution was made by Ms. Lambusta and seconded by Ms. Della Volle.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Philipson, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

**NEW BUSINESS:**

**PB-2831A-MSP -C 8/20**

**Beacon 70 c/o Dr. Karl Blum**

**Block 673 Lot 18**

**799 Route 70**

**Amended Minor Site Plan w/Variance**

Gregory Hock, Esq. and Christopher Rosetti, P.E., P.P. as the professional engineer and professional planner appeared on behalf of the applicant. Mr. Hock stated they were before this Board about a year ago for a rear yard deck request for tables, chairs and small bar area. That application is still in resolution compliance and has been delayed due to COVID. Mr. Hock stated they are here today for relief for open air gates separating the docks from the rest of the marina. Mr. Rosetti was sworn in for testimony.

Exhibits marked into evidence:

 A-1 Amended Minor Site Plan – Deck Gates Variance Plan, last revised August 27, 2020.

Mr. Rosetti stated the gates would create a little bit of security from the restaurant patrons and the boat slips preventing any intrusion on the property. The applicant is proposing 8 ft. high decorative security gates at each of the four entry points to the docking facilities which will have a card reader access by boat slip holders. The zoning Ordinance only permits a maximum of four ft. height fencing, Mr. Rosetti stated they are proposing 8ft for security reasons and this will enhance public safety. There are no neighbors that will be impacted by the gates therefore they would not hinder any views.

Mr. Rosetti addressed the Board Engineers report dated September 3, 2020 and agreed the applicant will comply with all technical comments.

Ray Jordan, Board Engineer, asked if the gates will be ADA complaint, Mr. Rosetti stated they will.

Mr. Rosetti responded to the Bureau of Fire Safety’s report dated September 4, 2020. Mr. Rosetti indicated that the outstanding violation that was indicated in the report has been abated and agreed that they would certainly coordinate with the Fire Bureau for the final design.

The Chairman opened for public comment. Seeing there was none he closed for public.

Ms. Paxton stated there was no emails sent to the Public Comment Emails.

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

VOTING IN THE AFFIRMATIVE

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

**PB-2852-PSP-FSP-C-2/2020**

**Old Silverton Rd, LLC**

**Block 549 Lot 7**

**427 Old Silverton Rd, LLC**

**Preliminary & Final Site Plan w/Variance**

The Chairman announced in the beginning of the meeting that this application would not be heard due to a deficient notice and the application will be carried to the December 9, 2020 meeting. It was announced that they will re-notice for the hearing.

**ADJOURNMENT**

A motion to adjourn the meeting by Mr. Philipson and all were in favor.

The meeting was adjourned at 8:01 pm.

Respectfully submitted by:

Lauren J. Frank