

A meeting of the Brick Township Planning Board  
was held on **February 24, 2016** in the Municipal Building.  
The meeting was called to order at 7:05pm.

Chairman Cooke read the notice regarding the Open Public Meeting Act on January 13, 2016. The notice was posted on the bulletin board in the Brick Township Municipal Building, forwarded to the official newspapers and filed with the Township Clerk as required in the Open Public Meetings Law. Mr. Fowler led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke  
Kevin Aiello  
Brad Clayton  
JoAnne Lambusta  
Councilman Art Halloran  
Richard Gross  
Joseph Marra  
Cosmo Occhiogrosso  
George Osipovitch III – Alt #2

**MEMBERS ABSENT**

John Catalano  
Margie McMahon – Alt #1

**ALSO PRESENT**

Michael Fowler, AICP/PP, Municipal Planner  
Bill England, PE, Planning Board Engineer  
Harold Hensel, Esq., Planning Board Attorney  
Denise Sweet, Court Recorder  
Christine Papa, Secretary  
Pamela O'Neill

**VOUCHERS**

A motion was made by Councilman Halloran and seconded by Mr. Occhiogrosso to approve the vouchers.

Voting in the affirmative:

Mr. Cooke, Mr. Aiello, Mr. Gross, Councilman Halloran, Ms. Lambusta, Mr. Marra, Mr. Osipovitch, Mr. Clayton

### **APPROVAL OF MINUTES**

A motion was made by Mr. Gross and seconded by Councilman Halloran to approve the **Dec. 9, 2015 minutes**.

Voting in the affirmative:

Mr. Cooke, Mr. Gross, Councilman Halloran, Mr. Marra, Mr. Osipovitch, Mr. Clayton, Mr. Occhiogrosso

A motion was made by Mr. Gross and seconded by Mr. Marra to approve the **Jan. 13, 2016 minutes**.

Voting in the affirmative:

Mr. Cooke, Mr. Aiello, Mr. Gross, Councilman Halloran, Ms. Lambusta, Mr. Marra, Mr. Osipovitch, Mr. Clayton, Mr. Occhiogrosso

A motion was made by Councilman Halloran and seconded by Mr. Marra to approve the **Jan. 27, 2016 minutes**.

Voting in the affirmative:

Mr. Cooke, Mr. Aiello, Mr. Gross, Councilman Halloran, Ms. Lambusta, Mr. Marra, Mr. Osipovitch,

### **ORDINANCE**

REPORT ON LAND USE AMENDMENTS AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE OF THE TOWNSHIP OF BRICK, SO AS TO AMEND CHAPTER 245-330.4, ENTITLED "PERMITTED YARD ENCROACHMENTS"

Mr. Fowler advised as result of Super Storm Sandy recovery, that the permitted yard encroachments for access staircase with stoop or platform located in special flood hazard areas will be amended. An access staircase with an entry stoop, not to exceed a total 100 sq.ft in area. The entry stoop may be covered or uncovered.

A motion was made by Councilman Halloran and seconded by Richard Gross to approve the resolution.

Voting in the affirmative: Mr. Cooke, Mr. Aiello, Mr. Gross, Councilman Halloran, Ms. Lambusta, Mr. Marra, Mr. Osipovitch, Mr. Clayton

### **INFORMAL PRESENTATION: BRICK PLAZA**

Municipal Planner, Michael Fowler informed the board, that they were to hear a presentation for improvements at Brick Plaza. The purpose of the presentation is informative only.

Mr. Hansel advised the board, the presentation is non-bidding and the review of the concept plan is informative only.

John Jackson, Esq appeared on behalf of Brick Plaza

Jeff Carr, PE, Engineer was present along with Chris Cole of Metrovision – Property Management , stated the Plaza is undergoing redevelopment and all construction work to date is being done by permits.

Chairman called for brief recess at 7:42pm and called the meeting back to order at 7:51pm.

### **SITE PLANS**

PB-2773-William Nittoso, Block 1409.08, Lot 25,  
Iowa Ave., Minor Subdivision with Variance

John Jackson, Esq appeared on behalf of applicant. He described the application as proposing to consolidate several irregular shaped parcels into 2 residential lots, which represent a hardship due to the odd shape.

Brian Murphy, P.E., P.P. of FWH Assoc., PA was sworn by court reporter. He reviewed the Board Engineer's report dated Feb. 8, 2016 and had the following comments.

- Applicant will either pay into the pedestrian fund or put in sidewalks upon completion.
- Due to odd shape of lot 25.02, the applicant proposes to push the lot line far over to the right, to give more area to the left lot 25.01.
- Will provide street trees and note on the plan per Michael Fowler, Twp. Planner's notation.
- Will also provide a 6ft easement along the front of lots for shade trees, sidewalks and utilities which will give more room for right-a-way
- Grading plan will be supplied at the time the building permits are submitted
- Depressed concrete curb detail and apron detail in conjunction with elevation will be noted on plot plan for proposed house
- Plans, profiles & details will be submitted for review and comment
- Agrees with board on street improvements and will complete patch work on Michigan Ave & will either put in sidewalks or pay into Twp. Pedestrian Safety Fund
- Applicant will comply with BTMUA requirements
- Applicant will build per building codes & FEMA regulations for Zone X,
- Applicant will update plan to show BTMUA as utility carrier, no private wells permitted on either lot
- Per Mr. Jackson, Esq, no issues anticipated with getting NJDEP permit for storm drain system. Mr. Murphy doesn't believe the lots are wetlands, but he will double check. Applicant will apply for an L.O.I.

- Underground electrical service will be installed from Michigan Ave to service lots, as no overhead wires are permitted
- No CAFRA permit required
- Applicant will comply with modifying the verbiage on the plat per NJSA 46:26B standards
- Applicant will take proposed building off plan and only show lots, so no separate Subdivision Plat sheet necessary as commented by Twp. Engineer.

In conclusion; Bill England, Twp. Engineer commented that he wants wording added showing limitations and if 2 owners purchase lot who is responsible for what. Mr. Jackson stated this will be part of the contract for sale, as well as laying out who will be responsible for putting street in, all of which will be put in resolution as requested by Twp. Engineer. Chairman Cooke also stated owners of the lots will never be able to build without road improvements.

A motion to approve the resolution of approval with the conditions as stated was made by Mr. Gross and seconded by Councilman Halloran.

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Mr. Cooke, Councilman Halloran, Mr. Marra, Mr. Gross, Ms. Lambusta, Mr. Aiello and Mr. Osipovitch

ABSENT: Mr. Catalano, Ms. McMahon

The motion passed and the application was approved.

### **OLD BUSINESS; RESOLUTIONS**

**PB#2765-Thomas Hadler,  
207 Dune Ave  
Block 60 Lot 21**

A motion to approve the amended resolution of approval for Thomas Hadler was made by Mr. Gross and seconded by Councilman Halloran

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Councilman Halloran, Mr. Occhiogrosso

INELIGIBLE: Mr. Marra, Mr. Gross, Mr. Aiello, Mr. Osipovitch, Ms. Lambusta

ABSENT: Mr. Catalano, Ms. McMahon

ABSTAINED: Mr. Cooke

The motion passed and Resolution # R-12-16 was adopted.

**PB#2723-Home Mark Homes  
Old Hooper Ave  
Block 340 Lots 75 & 76**

A motion to approve the resolution of approval for Home Mark Homes was made by Mr. Gross and seconded by Mr. Oschiogrosso

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Mr. Marra, Councilman Halloran, Mr. Occhiogrosso, Mr. Gross, Mr. Cooke, Mr. Osipovitch

VOTING IN THE NEGATIVE: Ms. Lambusta

ABSENT: Mr. Catalano, Ms. McMahon

ABSTAINED: Mr. Aiello

The motion passed and Resolution # R-13-16 was adopted.

**PB#2992-GHU Properties  
1600 Rt. 70  
Block 132 Lot 1**

A motion to approve the resolution of approval for GHU Properties was made by Mr. Aiello and seconded by Mr. Marra

VOTING IN THE AFFIRMATIVE: Mr. Marra, Councilman Halloran, Mr. Gross, Ms. Lambusta, Mr. Aiello, Mr. Cooke, Mr. Osipovitch

ABSENT: Mr. Catalano, Ms. McMahon

ABSTAINED: Mr. Clayton

The motion passed and Resolution # R-10-16 was adopted.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Gross and was seconded by Councilman Halloran.

The meeting was adjourned at 9:32 pm.  
Respectfully Submitted by,  
Planning Board  
Pamela O'Neill