

A meeting of the Brick Township Planning Board was held on **April 27, 2016** in the Municipal Building. The meeting was called to order at 7:12 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 13, 2016. 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.

**MEMBERS PRESENT**

Bernard Cooke  
Kevin Aiello – arrived at 7:20pm  
Councilman Art Halloran  
Richard Gross  
Joseph Marra  
John Catalano  
Cosmo Occhiogrosso  
Brad Clayton  
JoAnne Lambusta  
George Osipovitch III – Alt #2

**MEMBERS ABSENT**

Margie McMahon – Alt #1

**ALSO PRESENT**

Michael Fowler, AICP/PP, Municipal Planner  
Tara Paxton, AICP/PP, Assistant Municipal Planner  
Harold Hensel, Esq., Planning Board Attorney  
Denise Sweet, Court Recorder  
Christine Papa, Secretary

**VOUCHERS**

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

**VOTING IN THE AFFIRMATIVE:** Mr. Catalano, Mr. Clayton, Mr. Halloran, Mr. Marra, Ms. Lambusta, Mr. Gross, Mr. Occhiogrosso, Mr. Cooke, Mr. Osipovitch

The motion passed and the vouchers were approved.

## **APPROVAL OF MINUTES**

The minutes of February 24, 2016 will be moved to the next regular meeting.

## **Presentation of Four Post Sandy Planning Grant Phase II Neighborhood Plans**

Michael Fowler, Township Planner, introduced Dave Roberts, PE, Maser Consulting.

Mr. Roberts introduced Debbie Roland, who worked on the plans and is very familiar with the Township of Brick. Mr. Roberts also introduced Zack Zielman, who researched and worked on mapping, locating sidewalks, bike paths and prepared the draft of the neighborhood plans.

Mr. Roberts noted that there are 4 neighborhood plans as follows; Barrier Island, Bay Harbor/Cherry Quay, Shore Arces, Princeton/Midstreams. For the purposes of grant applications the neighborhoods had to be grouped. For example the Shore Acres/Bay Harbor neighborhood is actually comprised of 5 different neighborhoods. Bay Harbor/Cherry Quay consists of several sub neighborhoods, that are primarily defined by natural peninsulas. The Princeton/Midstreams neighborhood has 2 subs and others within, and the Barrier Island Plan includes 14 different Beach Associations.

He went on to give some historic prospective. Many of the homes were built on fill, prior to current regulations and were marsh lands. On the Barrier Island some of the houses were built on Dunes. Coastal flooding comes frequently.

The most important element of this evening's presentation is to get comments from the Board members to add to the draft material, which includes comments from the Public.

### Existing Conditions Analysis

Mr. Roberts said the older homes sustained more damage than the houses built after the flood elevation regulations.

Neighborhood Physical Characteristics include pedestrian infrastructure, bicycles and signage.

Recommendations were made for each plan including connectivity and streetscape, identification and signage, zoning recommendations, design guidelines, abandoned buildings and empty lots public park and open space, future storm and disaster preparedness, sustainable recovery and an action plan.

Mr. Roberts commented these four plans were the most extensive plans to evaluate the effects of Sandy and how to enhance the neighborhood for the future.

Chairman Cooke advised the Councilman Jim Fozman was present to answer any questions.

He called on Board Members for comments.

Mr. Gross questioned what there were not solutions proposed.

Ms. Paxton advised the Master Plan is a recommendation document. Adopting these elements into the Master Plan provides a blueprint to the Township for the Council to consider Capital Improvements every year going forward.

Mr. Roberts said the plans had been prepared to be used to apply for grant funding. Brick has already applied for 11 grants based on the plans.

Mr. Occhiogrosso inquired about the statement that the oldest homes sustained the most damage in the storm.

Ms. Paxton said she had done a study for her Masters including the type of house, age, elevation, still water, surge, velocity and debris as conditions which affected the damage.

Mr. Roberts said they will incorporate that information into the plan.

Mr. Marra questioned who was responsible for the beach sand replenishment.

Ms. Paxton responded that the Municipality is responsible for the public beaches and the private beaches are the beach owners. The DEP has been assisting. She noted the Army Corp of Engineers will complete the beach replenishment in the Winter of 2017.

Councilman commented on the current push to replenish.

Mr. Aiello commented on the Land & Population section and Mr. Roberts said he will take a look at it.

Ms. Lambusta asked who prioritizes the Capital Improvement Plan.

Mr. Roberts commented it will be a collaboration between the Planning Board and Council.

Mr. Fowler noted some plans have to be looked at every year.

Mr. Aiello observed the plans are prioritized.

Ms. Paxton said she and Mr. Fowler are reviewing the priorities. Some big ticket items may have to have lower priority and less expensive one will have higher priority.

Mr. Fowler noted the Board has four weeks before adoption.

Chairman Cooke thanked Mr. Roberts for the presentation.

### **OLD BUSINESS:**

**Brick Medcon Associates, LLC**

**NJ HWY Route #70**

**Block 1170 Lot 15**

**Extension: Preliminary/Final Site Plan w/Variance**

A motion was made by Councilman Halloran and seconded by Mr. Marra to approve.

**Voting in the affirmative:**

Mr. Catalano, Mr. Marra, Councilman Halloran, Mr. Occhiogrosso, Mr. Gross, Mr. Aiello,  
Mr. Cooke, Mr. Osipovitch

**Ineligible:**

Mr. Clayton, Ms. Lambusta

**ADJOURNMENT**

A motion to adjourn the meeting was made and was seconded

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The meeting was adjourned at 8:20 PM.

Respectfully Submitted by,

Planning Board

Pamela O'Neill