

A meeting of the Brick Township Planning Board
was held on **May 11, 2016** in the Municipal Building.
The meeting was called to order at 7:07pm.

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. Mr. Cooke led the Pledge of Allegiance.

MEMBERS PRESENT

Bernard Cooke
Kevin Aiello
Councilman Art Halloran
Richard Gross
Joseph Marra
John Catalano
Cosmo Occhiogrosso
Brad Clayton
Margie McMahon – Alt #1
George Osipovitch III – Alt #2

MEMBERS ABSENT

JoAnne Lambusta

ALSO PRESENT

Michael Fowler, AICP/PP, Municipal Planner
Ted Wilkinson, PE, Planning Board Engineer
Harold Hensel, Esq., Planning Board Attorney
Denise Sweet, Court Recorder
Christine Papa, Secretary.

VOUCHERS

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

VOTING IN THE AFFIRMATIVE:

Mr. Catalano, Mr. Clayton, Mr. Halloran, Mr. Marra, Mr. Gross, Mr. Occhiogrosso, Mr. Cooke, Mr. Aiello, Ms. McMahon

Absent:

Ms. Lambusta

The motion passed and the vouchers were approved.

APPROVAL OF MINUTES: February 24, 2016

VOTING IN THE AFFIRMATIVE:

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

Ineligible:

Mr. Catalano and Ms. McMahon

Absent:

Ms. Lambusta

NEW BUSINESS

PB 2772-(2236)-MSP-10/15, WAWA, Inc.

Block 470.01 Lot 16

595 Brick Blvd.

Minor Site Plan

The Applicant proposes to modify the existing parking lot layout to include a trash Compactor and cardboard dumpster enclosure along with a concrete pad, PVC fencing and bollards. The parcel is a standalone site located within the B-2: General Business Zone bounded By Brick Blvd. (CR 549), Cedar Bridge Avenue (CR 528), Jackson Street, and Jackson Avenue. The R 7.5 Residential Zone and the B-3 Business Zone is located south and northeast of the parcel, respectively.

The Applicant was represented by Duncan Prime, Esq. and Dan Dougherty, P.E. of Dynamic Engineering. Mr. Dougherty was sworn in by Court Reporter. He advised there will be only 2-3 pickups per week, lasting 5 to 10 minutes each. Mr. Dougherty submitted a colored rendering of the site plan dated 5/11/16 and marked as exhibit, A-1.

Mr. Dougherty reviewed the March 28, 2016 report prepared by Ted Wilkinson and states the drive isle will be widen to 24'. The enclosure will consist of one cardboard dumpster and one compactor with key activated switch. The enclosure will not have any odor due to installation of device to refresh air. Mr. Dougherty submitted exhibit A-2, which is a photo of view from Jackson Ave. There will be 5' buffer with existing plantings, but no room for plantings on western side of site. The Applicant acknowledges there is a need for Variance for front yard setback. There will be no new proposed loading area. Mr. Dougherty submitted exhibit A-3, which was a rendering of the truck circulation dated 5/11/16. The enclosure measures 14' X 18.3' and requires a waiver.

Mr. Wilkinson recommended the applicant use AZAK, a solid PVC fence with steel framing and still bollards. He also stated no trash pick-ups should occur between the hours of 10pm and 7am, but compactor can run for 24hours. The loading area will be marked. The Applicant proposes a slightly smaller trash enclosure than required by Township ordinance which requires a variance. They are also requesting a variance for front yard setbacks, because the parcel is surrounded by roadways. The Applicant is requesting relief from landscaping as they don't have enough room and regarding the driver aisle, the Applicant will provide a 24' wide drive aisle. Mr. Wilkerson report had no objection to waiver for the restoration of pavement. The Applicant agrees that the gate will be locked.

Mr. Dougherty reviewed the report prepared by Michael Fowler; Municipal Planner dated May 2, 2016. The Applicant is requesting relief from evergreen screening. There is dense evergreen shrubbery in the area as shown on exhibit A-2. The Applicant is requesting relief from 50 ft. required front yard setback. All commercial uses are required to provide a loading area separate and apart from vehicular parking and drive aisles. The Applicant states existing loading area is used for day to day deliveries. The Applicant has provided a truck circulation exhibit A-3. Mr. Fowler requested the height of the proposed trash enclosure light. Mr. Dougherty advised the light will be a small pole mounted light, the size of a mini shoe box. The Applicant agreed to installation of a bike rack adjacent to the sidewalk that extends onto the site from Jackson Ave.

Chairman Cooke called for a brief recess at 8:09 and meeting resumed at 8:14pm

The Applicants agreed to provide a camera looking down into the enclosure.

The Chairman opened the hearing to the Public and sees none, he closed the Public.

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

VOTING IN THE AFFIRMATIVE

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

Absent:

Ms. Lambusta

ADJOURNMENT

A motion to adjourn the meeting was made and was seconded.

The meeting was adjourned at 8:15pm.

Respectfully Submitted by,
Planning Board
Pamela O'Neill