

A meeting of the Brick Township Planning Board
was held on **June 22, 2016** in the Municipal Building.
The meeting was called to order at **7:03pm**.

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
JoAnne Lambusta
Joseph Marra
John Catalano
Cosmo Occhiogrosso
Brad Clayton
Margie McMahan – Alt #1
George Osipovitch III – Alt #2

ALSO PRESENT

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

APPROVAL OF MINUTES:

April 27, 2016

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

VOTING IN THE AFFIRMATIVE:

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

Ineligible:

Ms. McMahon
Mr. Osipovitch

May 11, 2016

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

VOTING IN THE AFFIRMATIVE:

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

Ineligible:

Mr. Osipovitch
Ms. Lambusta

OLD BUSINESS: APPROVE RESOLUTION

**PB 2772-(2236)-MSP-10/15, WAWA, Inc.
Block 470.01 Lot 16
595 Brick Blvd.
Minor Site Plan**

A motion was made by Mr. Gross 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. Lambusta, Mr. Osipovitch

Ineligible:

Mr. Osipovitch
Ms. McMahon

The motion passed and the Resolution: R-16 was adopted.

NEW BUSINESS:

**PB 2776-Stephen Michael Homes, LLC
238 Sixteenth Avenue
Block 1338.15, Lot 22
Minor Subdivision with Variance**

The Applicant proposes to subdivide Lot#22 (12,500 sf) into Lot 24.01 & 22.01. The lot (Lot 22) is currently vacant and remains wooded today, fronting on Sixteenth Avenue. The subject area-in-question is located within the R-7.5: Single Family Residential Zone.

The Applicant was represented by Richard Stanzione, Esq. and Frank J. Baer, Jr, PE.

Mr. Stanzione addressed the report from the Board Engineer, Ted Wilkinson of Adams, Rehmann & Heggan dated June 20, 2016. The Applicant proposes Lot 22.01 to have interior area of 5,000 sf and lot width of 50ft, which require variances. The Applicant proposes 2 lots for residential dwellings, noting any development will conform to the neighborhood.

The Applicant states existing street trees and is requesting waiver for the Shade trees until plot plan submitted. The Zone and Area map will be updated to show the limit of R-7.5 Zone, with mapping of all structures within 200 ft. and lot area will be highlighted. There are no wetlands within 400 ft. of the property. The Applicant states they will grade toward the roadway to control runoff towards the undeveloped un-stabilized adjacent lots.

Applicant will modify the verbiage on the plat to comply with the established standards (NJSA 46:26B).

The Applicant has received the approval of the Ocean County Planning Board and is now awaiting the signatures.

The Applicant has approval of BTMUA. The Township Engineer, Elissa Commins had no comment on the report dated May 11, 2016 and the Bureau of Fire Safety reviewed and accepted the application per the report dated May 11, 2016. Mr. Baer stated the applicant is requesting a Variance that will make the lot consistent with the surrounding properties, creating one conforming lot and one undersized lot.

Mr. Wilkinson was satisfied with Mr. Baer comments and states no further issues with application request.

Michael Fowler advised the applicant doesn't need waiver for Shade trees, but note should be added to the plan approval, that Shade trees to be added.

Mr. Stanzione stated the Applicant sent letters to 3 neighboring residents, inquiring if the homeowners would be interested in selling a portion of their lots to make both of the applicant's lots conforming or if they would be interested in purchasing the property at the fair market value. There was no interest from any parties. Mr. Stanzione entered the following exhibits; #A-1 Letter sent to Mr. and Mrs. William Rucki, Sr, # A-2 Letter to Mid-State Abstract Co. and # A-3 Mr. William C. Neogra

Mr. Baer made the following comments in reference to Michael Fowler, Township of Brick Planners report. The neighboring lots sizes are: 7 @ 7,500sf, 6 @ excess of 9,800sf and 4 @ 5,000sf and the applicant's lots are directly across the street from the 4 lots of 5,000sf. The home proposed by the applicant is a small 2 story Colonial with garage and will be RSIS compliant.

Mr. Stanzione confirms Applicant's receipt of report from Township Municipal Engineer, Elissa Commins dated May 11, 2016 stating no comment and also the acceptance of the plan by Bureau of Fire Safety dated May 11, 2016.

The Chairman opened the meeting for Public comment and the following residents stepped forward:

Mr. John Sheehan of the address: 236 16th Ave was sworn in by Court Reporter. Mr. Sheehan stated he lives across the street from the property for 12 years and had the following questions/comments:

- Will the Pedestrian Safety Fund cover Shade trees? Mr. Baer states the trees will be provided on plot plans
- Is the property zoned for a store as previous? Mr. Baer advised has to stay residential and any submission for otherwise would need a Use Variance to change. *Hard to get verses Use Variance?*

Mr. William Neogro of the address: 109 Walnut Drive was sworn in by the Court Reporter. He stated he is the owner of the adjoining property Block 1338.15, Lot 1. Mr. Neogro objects to the variance, stating it would alter the neighborhood. Mr. Stanzione stated the Applicant did submit a letter to both adjoining property owners offering the sale of the property or to purchase square footage to make the lot a conforming 75/100 sf., all was declined.

A motion was made by Mr. Catalano and seconded by Ms. McMahon to approve.

VOTING IN THE AFFIRMATIVE:

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

VOTING IN THE NEGATIVE:

Mr. Clayton, Mr. Occhiogrosso, 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