

A meeting of the Brick Township Planning Board  
was held on **July 27, 2016** in the Municipal Building.  
The meeting was called to order at 7:00pm.

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**

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

**MEMBERS ABSENT**

Bernard Cooke

**ALSO PRESENT**

Michael Fowler, AICP/PP, Municipal Planner  
Harold Hensel, Esq., Planning Board Attorney  
Ted Wilkinson, PE, Adams, Rehmann & Heggan  
Denise Sweet, Court Reporter  
Christine Papa, Secretary.  
Pamela O'Neill

**VOUCHERS:**

Carried to Aug. 10, 2016 meeting

**OLD BUSINESS- RESOLUTION**

PB-2776-MS-V 4/16  
Stephen Michael Homes, LLC  
238 Sixteenth Ave.  
Block# 1338.15 Lot# 22

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

**VOTING IN THE AFFIRMATIVE:**

Mr. Marra, Mr. Gross, Mr. Aiello, Councilman Halloran, Mr. Catalano, Ms. McMahon

**VOTING IN THE NEGATIVE:**

Mr. Clayton, Mr. Occhiogrosso, Ms. Lambusta

**Not Voting:**

Mr. Osipovitch

**Absent:**

Mr. Cooke

**NEW BUSINESS**

PB-2777-MS-V 5/16

James and Veronica Doran

117 and 121 Shore Drive

Block #273 Lot #33.01 and 38

Minor Subdivision w/Variance

The Applicant proposes a lot line adjustment for the purpose of including the framed shed on Lot #38. The frontage of the lots is along Shore Drive (33' Row). Lot #38 is currently occupied by a 2-story dwelling and has a total area of 5,854.83 SF. Lot #33.01 currently is occupied by a 1-story dwelling and has total area of 10,783.7 SF. No new improvements are proposed.

The Applicant was represented by Mr. Gary D. Bennett, Esq. and Applicant, Mr. Doran was sworn in by Court Reporter. Mr. Bennett addressed the comments of Mr. Wilkinson's report dated July 22, 2016 and confirms the applicant is requesting the following variances; front yard setback for existing garage and dwelling, side yard on Lot# 33.01 for existing garage and for combined yard setback of 11.8 feet for Lot# 33.03. The Applicant requests waivers for street dedication, Shore Drive is only 33 ft. wide and therefore would require a 8ft right away dedication for road widening on a dead end street. The Applicant also request waiver for planting street & shade trees and installation of sidewalk & curb, due to none currently existing and to do so would change the character of the neighborhood. The Applicant requested and received a waiver for Pedestrian Safety Fund. The applicant agrees to revising the plans to better depict the boundaries of each line type, revising the lot numbers as modified by the Tax Assessor and listing all variances and waivers on plat. The Applicant testified to the removal of the walkway between the properties. Mr. Bennett addressed the comments of Mr. Fowler's report dated July 25, 2016 which listed similar concerns as Mr. Wilkinson's., but also addressed the existing 21" high deck which the applicant agrees to adding to rear yard setback variance request. In respect to Elissa Commins comments dated June 14, 2016, that referenced the right away of Shore Drive the Applicant is requesting a waiver. Mr. Bennett acknowledged receipt of the letter dated June 20, 2016 of acceptance by the Bureau of Fire Safety.

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

**VOTING IN THE AFFIRMATIVE:**

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

**Not Voting:**

Mr. Osipovitch

**Absent:**

Mr. Cooke

**ADJOURNMENT**

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

The meeting was adjourned at 7:21pm.

Respectfully Submitted by,  
Pamela O'Neill/Planning Board