

A meeting of the Brick Township Planning Board
was held on **August 10, 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

Bernard Cooke
Kevin Aiello
Joseph Marra
Richard Gross
JoAnne Lambusta
Brad Clayton
George Osipovitch III – Alt #2

MEMBERS ABSENT

Councilman Art Halloran
John Catalano
Cosmo Occhiogrosso
Margie McMahon – Alt #1

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:

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Catalano, Councilman Halloran, Mr. Occhiogrosso, Ms. McMahon

APPROVAL OF MINUTES:

May 25, 2016

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

VOTING IN THE AFFIRMATIVE:

Mr. Marra, Mr. Gross, Mr. Cooke, Mr. Aiello

Ineligible:

Mr. Clayton, Ms. Lambusta, Mr. Osipovitch

Absent:

Mr. Catalano, Councilman Halloran, Mr. Occhiogrosso, Ms. McMahon

June 8, 2016

A motion was made by Ms. Lambusta and seconded by Mr. Clayton to approve

VOTING IN THE AFFIRMATIVE:

Mr. Clayton, Mr. Gross, Ms. Lambusta, Mr. Aiello, Mr. Cooke, Mr. Osipovitch

Ineligible:

Mr. Marra

Absent:

Mr. Catalano, Councilman Halloran, Mr. Occhiogrosso, Ms. McMahon

ORDINANCE:

Amend Chapter 245, entitled "Wireless Telecommunication Towers and Antennas

Michael Fowler, Municipal Planner advised the Board, the Township Council has already had the 1st reading and now the matter is being heard by Planning Board then will be returned to Council for 2nd reading.

The ordinance is being updated to state; if tower existing with approval, antenna can be added and minor changes done without coming back to the Planning Board for approval.

A motion was made to approve the Ordinance by Mr. Gross and seconded by Mr. Marra.

VOTING IN THE AFFIRMATIVE:

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

Absent:

Mr. Catalano, Councilman Halloran, Mr. Occhiogrosso, Ms. McMahon

OLD BUSINESS- RESOLUTION

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

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

VOTING IN THE AFFIRMATIVE:

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

Ineligible:

Mr. Cooke

Not Voting:

Mr. Osipovitch

Absent:

Mr. Catalano, Councilman Halloran, Mr. Occhiogrosso, Ms. McMahon

NEW BUSINESS

PB-2769-2-A-FSP 5/16

Ocean Medical Center

425 Jack Martin Blvd.

Block 1170 Lots 18 and 18.02

Amended Final Site Plan

The Applicant proposes to upgrade the existing electrical system by installing new electrical gear and a concrete pad area. The improvements also include the removal of wooden sheds, the installation of two (2) chain link gates and planting of trees to improve the buffer to the residences.

The Applicant was represented by Albert Zager, Esq. and testimony was given by Mr. Richard Epstein, VP of Operations for Ocean Medical Center. Mr. Epstein was sworn in by Court Reporter and explained the propose electrical improvement is to increase the reliability of the electrical systems, increasing from 15 to 34.5 KB and changing from a single source feed to dual source.

Mr. Zager acknowledged receipt of No Comment report from Elissa Commins, Township of Brick Engineer dated June 23, 2016 and plan acceptance from Bureau of Fire Safety dated June 2, 2016.

Christopher Cirrotti, PE of Dewberry Engineers was sworn in by Court Reporter. Mr. Cirrotti reviewed the report prepared by the Board Engineer, Ted Wilkinson; PE dated July 6, 2016 and submitted the following comments. The Applicant will add the formal signatures of current owner. Mr. Cirrotti stated he believes the owner of Lot 14.01 name is not needed on the application for this utility connection.

Mr. Zager stated the applicant has received easement approval from Meridian Health, who is the owner of record and the applicant will modify the plan to show easement.

Mr. Cirrotti agrees that the amount of impervious surface will increase with the new improvements from 16.79 acres to 16.21 acres and that the proposed footprint has no impact on the existing setbacks, conservation easements or water easements.

Mr. Cirrotti stated the applicant proposes to keep area dark, but add motion sensor service light for techs. Applicant proposes nearly 100-linear feet of aerial wire and a new riser pole per JCP&L requirements, which states service must be kept separate off new pole on Route 88. Also per JCP&L requirements, the aerial wire length will be within 50ft of public right away line. Mr. Cirrotti stated the power line will be ran 51ft off property line, adjacent to Conservation line and incased in PVC conduit protected by submersible cable, sealed and water tight. Mr. Cirrotti agreed to the following statements; the duct bank will show a minimum clear of 3inches on all faces of No. 3 rebar, applicant will consider a lower compressive strength on the concrete and possibly add in air entrainment and fiber-reinforcement. Applicant will provide separate set of details for trenching inside basin area and another along the inside edge of existing retaining wall with notes on hoe to dig without disturbing the structural integrity of the wall. Mr. Cirrotti also agree to submitting a typical section showing relationship of the new equipment to the finished grade, new 8ft high fencing and the property line to the south. Mr. Cirrotti stated the fencing will be the same as existing now on loading dock wall. He stated the transformer emits sound, but per the applicant's acoustic consultant 45 DBA all the time and will provide the consultant's report if needed. The Applicant agrees to 8ft planting height of proposed trees. Mr. Cirrotti agreed to label the underground utility line drawn on plans

Mr. Cirrotti addressed the comments in Michael Fowler's report dated Aug. 5, 2016. He stated the Applicant will add the equipment details to the plan. Mr. Cirrotti advised the Applicant will provide a mix of Virginia Pine and White Pine, but cannot utilize the Blue Spruce or Leyland Cypress as they are not allowed to be used per DEP, due to the vicinity to the DEP Conservation area. Applicant willing to replace trees on site to compensate for trees removed. Mr. Cirrotti stated 8ft fence to remain the same on 2 sides. Mr. Cirrotti advised only 12 inch wide trench with minimum disturbance of grass area in the installation of the conduit and the grass will be replaced. Mr. Cirrotti states the noise levels will be within the noise ordinance. Mr. Cirrotti advised a CAFRA Permit Modification is pending.

Public Comments:

Ms. Paula Burns
160 Walter Rd.
Brick, NJ

Ms. Burns was sworn by Court Reporter and asked the Applicant if the trees will be affected. Mr. Epstein advised
They will be adding landscaping and trees to replace any disturbed.

Public Comments Closed

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

VOTING IN THE AFFIRMATIVE:

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

Absent:

John Catalano
Councilman Halloran
Mr. Occhiogrosso
Margie McMahon – Alt #1

ADJOURNMENT

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

The meeting was adjourned at 8:05pm.

Respectfully Submitted by,
Pamela O'Neill/Planning Board