A meeting of the Brick Township Planning Board

was held on January 27, 2021 in the Township of Brick Municipal Building, 401 Chambers Bridge Road, virtually through ZOOM

The meeting was called to order at 7:09 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, 2021. 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.

Chairman Cooke, called the meeting to order at 7:09 PM.

Chairman Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke

Kevin Aiello

Matthew Fagen

Councilman Mummolo

Cosmo Occhiogrosso

George Osipovitch

Kevin Nugent

William Philipson

Daniel Ward– Alt #2

**ABSENT:**

Brad Clayton

**ALSO PRESENT**

Harold Hensel, Esq., Board Attorney

Ray Jordan, P.E., ARH Associates, Board Engineer

Denise Sweet, Court Reporter

Tara Paxton, PP/AICP, Township Planner

Pamela O’Neill, Secretary

**VOUCHERS**

The Chairman announced there were no Vouchers to be voted on.

**MINUTES:**

**August 26, 2020**

A motion was made by Mr. Occhiogrosso and seconded by Councilman Mummolo to approve the minutes.

In favor: Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Osipovitch, Mr. Aiello, Mr. Cooke.

**September 23, 2020**

A motion was made by Mr. Aiello, and seconded by Mr. Philison to approve the minutes.

In favor: Mr. Occhiogrosso, Mr. Philipson, Mr. Nugent, Mr. Osipovitch, Mr. Aiello, Mr. Cooke.

**RESOLUTIONS:**

**PB-2852-PSP-FSP-C-2/20**

**Old Silverton Rd, LLC**

**Block 549 Lot 7**

**427 Old Silverton Rd, LLC**

**Preliminary & Final Site Plan w/Variance**

Harold Hensel, Board Attorney, announced a resolution will not be voted on at this meeting and will be carried to another hearing when available.

**NEW BUSINESS:**

**PB-2858-PSP-FSP-C 7/30**

**1106 Industrial Parkway Brick, LLC**

**Block 1068 lot 21**

**1106 Industrial Parkway**

**Preliminary and Final Major Site Plan w/Variance**

Matthew Ceres, Esq.,the applicant’s attorney, and Andrew Stockton, P.E., L.S., & P.P., the applicant’s engineer, appeared on behalf of the applicant.

Exhibits:

A-1 10 pages of revised plans

A-2 Overhead photo of existing building

A-3 Color rendering, aerial of existing and proposed buildings

A-4 Architectural elevations of the buildings

Mr. Ceres testified the applicant is proposing a 4,800 sq. ft. addition to an existing contractor’s building, which included a parking expansion on the property located in the Industrial zone. Mr. Ceres testified that several of the bulk variances are pre-existing non-conformities. The addition will increase the square feet of the structure to 21,040 or 26% building coverage.

Mr. Stockton was sworn in. Mr. Stockton testified the property is located in the M-1 Light Industrial Zone and the building has been in existence since the late 1970’s and is a permitted use on 1.6 acres. The proposed addition on the will go over the exisiting impervious coverage and not cause an increase, the bulk variances requested are due to pre-existing non- conformities as the lot area of 1.68 acres where 5 acres is required and the lot depth as well. Mr. Stockton explained the driveway layouts have been revised to eliminate concerns from the board’s professionals about the number of driveways. Mr. Stockton also stated the 24 existing parking spaces and 11 additional spaces are proposed to make a total of 35 spaces which exceeds the requirement from the townships zoning ordinance. The applicant is seeking a variance for an area where there is an existing 4 ft. wide sidewalk and the new proposed sidewalks will be 6 ft in width adjacent to the new parking area. Mr. Stockton stated the applicant agrees to install bumper blocks as a conditional approval in the area of the existing 4 ft sidewalks per ARH’s report. The applicant is seeking a waiver request for planting and berms as they would like the existing landscaping to remain as it is a mature in coverage and layout rather then tear it out and plant new.

Councilman Mummolo asked what the decision was on the sidewalk requirements. At which the applicant agreed to pay the pedestrian safety fund.

Daniel Lynch, the applicant’s architect was sworn in for testimony. Mr. Lynch then testified the proposed project was a simple building design as he showed in the color rendering of the building (A-3). The addition is an extension of the existing on story masonry building with one part of the building two stories which they will match the portion of the two stories to break up the length of the building. The maximum height of the existing building is 22 ft 10 inches which the new addition will match.

The Chairman opened the meeting for public comment.

An email was read by the Chairman which was received from George Bishoff, 1107 Industrial Parkway. He stated his opposition to the additional loading dock shown on the plan.

The Chairman then closed the public portion of the meeting.

A motion to approve the application was made by Councilman Mummolo and seconded by Mr. Occhiogrosso.

VOTING IN THE AFFIRMATIVE

Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Nugent, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

**PB-2859-MS-V 9/20**

**545 Winding River LLC**

**Block 1385.04 Lot 40**

**545 Winding River Rd.**

**Minor Subdivision with Variance**

Christopher LaMonica, Esq. appeared on behalf of the applicant. Mr. LaMonica testified the applicant is proposing to subdivide a lot into two single-family residential lots. A variance is requested for lot width, where 63.2 is proposed on lot 40.01 and 62.4 ft is proposed on the second lot 40.02 where 100 ft is required. A side setback variance is requested on lot 40.01 where 15 ft is required is 5 ft is proposed. Mr. Lindstrom also testified the overhead utility poles will be removed and replaced with underground utilities. The applicant requested a waiver for shade tress but will save as many trees as possible. The request for curbs and sidewalks was made to conform with the neighboring houses and a contribution to the Pedestrian Safety Fund would be made in lieu of.

Exhibits:

A:1 Revised Plans

A:2 Proposed Development Plan

The applicants Engineer, Charles Lindstrom, P.E, P.P was sworn in. Mr. Lindstrom testified the track of land is oversized but irregularly shaped, causing a lot width variance. Mr. Lindstrom stated the previous use of the property was a church,which was a pre-existing non-conforming use that has now been eliminated. The residential homes will now conform with the municipal zoning ordinance and master plan.

Councilman Mummolo asked if with the subdivision a church would not be permitted within either of the lots.

A straw poll was made by the board to determine if the applicant should install the curbs and sidewalks.

Roll call in favor of sidewalks:

Councilman Mummolo, Mr. Fagen, Mr. Nugent, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

The Chairman opened the meeting for public comment.

Doris Morton, 22 Pompton Plans Drive, was sworn in. She testified she would like to see sidewalks for the proposed subdivision.

Elaine Goldstein, 544 Albermarle Road, was sworn in. Ms. Goldstein stated the applicant is creating a hardship and would like to see it more preserved with larger lots for one home.

Roseanne Cavanaugh, 540 Albermarle Road, was sworn in. Introduced into exhibits from Ms. Cavanaugh were three photographs marked as Exhibits: O-1, O-2, and O-3. Ms. Cavanaugh expressed great concern of the rear yard facing her property which was then populated with cars and boats, as shown in her pictures.

The Chairman then closed the public portion of the meeting.

A motion to approve the application was made by Councilman Mummolo and seconded by Mr. Philipson.

VOTING IN THE AFFIRMATIVE

Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Nugent, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

**CORRESPONDENCE:**

A letter dated Jan 19, 2021, in reference to the Open Space Parks And Recreation plan amendment to Ocean County Master Plan.

**ADJOURNMENT**

A motion to adjourn the meeting by Councilman Mummolo and all were in favor.

The meeting was adjourned at 10:24 pm.

Respectfully submitted by:

Lauren J. Frank