A meeting of the Brick Township Planning Board

was held on February 10, 2021 in the Township of Brick Municipal Building, 401 Chambers Bridge Road, virtually through ZOOM

The meeting was called to order at 7:00 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 7:00 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

Donald Parks, P.E., ARH Associates, Board Engineer

Denise Sweet, Court Reporter

Tara Paxton, PP/AICP, Township Planner

Pamela O’Neill, Secretary

**VOUCHERS**

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

In favor: Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Nugent, Mr. Osipovitch, Mr. Ward, 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**

A motion to approve the resolution was made by Councilman Mummolo and seconded by Mr. Aiello.

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

Resolution R-8-2021 was approved.

**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**

A motion to approve the resolution was made by Mr. Occhiogrosso and seconded by Mr. Osipovitch.

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

Resolution R-9-2021 was approved.

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

**545 Winding River LLC**

**Block 1385.04 Lot 40**

**545 Winding River Rd.**

**Minor Subdivision with Variance**

A motion to approve the resolution was made by Mr. Occhiogrosso and seconded by Mr. Osipovitch.

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

Resolution R-10-2020 was approved.

**NEW BUSINESS:**

**PB-2860-PSP-FSP-C 9/2020**

**Anthony Odunlami**

**Block 642.11 Lot 10**

**627 Mantoloking Road**

**Preliminary and Final Major Site Plan with Variance**

John Jackson, Esq., Charles Lindstrom, P.E., P.P. and Daniel Governale, AIA, appeared on behalf of the applicant.

Exhibit: A-1 PowerPoint

The applicant proposes to create a mixed-use development by modifying an existing two-story building and creating a three-story addition as well as adding a third story addition to both sides of the building. The property is located in the Village Zone, which allows a mixed use of residential and commercial. A variance for the front yard setback is 7.6 ft whereas 20 ft is required.

Questions from the Board members about the variance for the front yard setback were addressed by Mr. Lindstrom. It was stated that they have received conditional approval from the County, which has requested a roadway dedication which would run through the front of the existing building. Mr. Lindstrom also stated the parking stalls are proposed to be 9 ft x 18 ft as this is a low density use and not a shopping center in which the width would be conducive to the use of the property. The applicant has agreed to irrigate and provide drainage details on the plans.

Further testimony included Mr. Governale’s architectural drawings showing the proposed additions.

The Chairman opened the meeting for public comment, questions or emails that may have come in.

Matthew Guiro, 637 Santrice Court, was sworn in. Mr. Guiro expressed concern that this would be another vacant building in the Township.

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.

**PB-2862-MS-C 11/2020**

**469 Eagle Pass, OOC (Dean Catanzanrite-Managing Member)**

**469 Eagle Pass**

**Block 130 Lot 15.01**

**Minor Subdivision with Variance**

John Jackson, Esq., Charles Lindstrom, P.E., P.P. and Daniel Governale, AIA, appeared on behalf of the applicant.

Exhibit: A-1 PowerPoint

The applicant is proposing to subdivide two 57.75-foot-wide lots from an oversized lot with a width of 115.5 foot in the R-7.5 residential zone. Variances include, lot area where 7,500 sq. ft is required and 5,775 sq. ft is proposed for both lots, lot width where 75 ft is required and 57.75 ft is proposed. A variance for the requirement of constructing curbs and sidewalks along Eagle Pass, a waiver from planting street and shade trees and a waiver from the requirement of the street to have a 50 ft right away.

Testimony included that the roadway along Eagle Pass the right away were 33 ft in width, the footprints of the proposed houses would meet all setbacks as required in the R-7.5 zone.

The Chairman opened the meeting for public comment, questions or emails that may have come in.

Robert Englehardt and Lillian LaValle, of 478 Sylvan Drive, were sworn in. They were in favor of the application.

An Email was read by the Chairman from Robert Pryor.

The Chairman closed the public portion.

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

VOTING IN THE AFFIRMATIVE

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

**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