A meeting of the Brick Township Planning Board

was held on February 24, 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

Brad Clayton

Kevin Aiello

Matthew Fagen

Councilman Mummolo

Cosmo Occhiogrosso

Kevin Nugent

William Philipson

Daniel Ward– Alt #2

**ABSENT:**

George Osipovitch

**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**

There were no vouchers to be voted on.

**RESOLUTIONS:**

**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**

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

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

Resolution R-12-2021 was approved.

**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**

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

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

Resolution R-13-2021 was approved.

**NEW BUSINESS:**

**PB-2867-TC 1/21**

**Marianne Levan**

**51 Robbins Street**

**Block 869.36 Lot 27**

**Tree Clearing**

The applicant Marianne Levan appeared before the board and was sworn in. In Ms. Levan’s testimony she explained she hired a tree clearing company who removed twelve trees and did not obtain a permit. Ms. Levan has proposed in her tree planting plan to replace eight of those trees in the area which she has cleared. Four along the rear and four along the fence line.

Ms. Levan testified the trees were dead, cracked and falling over and she was advised by the landscaping company that she did not need a permit because the trees were small in caliber. She would like to rectify the issue as it was a misunderstanding.

Councilman Mummolo made a recommendation of eight six-foot arborvitaes.

There were no objections from the board on the recommendation.

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

The Chairman then closed the public portion of the meeting.

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

VOTING IN THE AFFIRMATIVE

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

**PB-2861-MS-V 10/20**

**Laurynas Borisevicius**

**Block 323.04 Lot 6 & 8.03**

**Elm Court**

**Minor Subdivision**

John Jackson, Esq., and William Stevens, P.E., P.P appeared on behalf of the applicant.

The applicant proposes to subdivide an existing lot into three new residential lots in the R-10 zone. The proposed lots meet all of the required zoning and are all conforming lots. Two lots will be over 19,000 sq. feet and one lot being over 22,000 sq. ft.

Exhibit: A-1 PowerPoint

Mr. Stevens testified there are no variances necessary and stated water and sewer are available by the Brick Township Municipal Utilities Authority. The applicant proposes construction of three single family homes, with four bedrooms and two-car garages which will satisfy the Residential Improvement Standards requirements.

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

Thomas Zdyrski was sworn in. He had questions about how many trees would be removed.

The Chairman then closed the public portion of the meeting.

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Ward, Mr. Nugent, Mr. Aiello, Mr. Cooke.

**PB-2863-PMS-FMS-12/20**

**Hooper Avenue Associates, LLC**

**2416 Hooper Ave**

**Block 548 Lot 5**

**Preliminary & Final Major Subdivision**

Ben Montenegro, Esq., Jeffery Carr, P.E., P.P. appeared on behalf of the applicant.

Mr. Montenegro stated the property is located in the RR-2 Zone and the applicant is proposing a six-lot subdivision with cul-de-sacs, lots are fully conforming to the ordinance requirements in the RR-2 zone. The applicant seeks a waiver for sidewalks on west side of Avery Lane.

Exhibit: A-1 Subdivision Plan

Mr. Carr testified the property is 4.22 acres and is located in the RR-2 Adult Community Zone which allows Conditional Use single family residential dwellings in conformity with bulk requirements of the R-10 Zone. The proposed six residential lots will comply with the R-10 bulk requirements. In the request for a sidewalk waiver on Avery Lane curbs and a guiderail will be installed opposite side as a safety precaution. Mr. Carr testified that the stormwater basins are better described as water quality basins, which are shallow and don’t hold a lot of water and will be maintained by the individual homeowner. This is low maintenance and vegetation that is allowed to grow where water runs into it and allows it to grow. Mr. Carr stated this will take any burden off the Township to maintain the basins.

Mr. Carr also testified that he did not found it not necessary in a residential area for stop bars and crosswalks. Board Engineer, Donald Parks stated he would prefer to see a stop bars and stripping at the crosswalks of Avery and Hooper, as he found this as a safety precaution.

Those in favor of the recommendations of the Board Engineer for stop bars.

Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Nugent, Mr. Ward, and Mr. Aiello.

Ms. Paxton questioned the drainage easements proposed for the homeowners to maintain and whom the easement would be assigned to. Mr. Carr stated the easement will be described on the deed for its sole purpose be designed just for the stormwater. He compared this to if a homeowner had wetlands on their property it is not to be built on but must be maintained.

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

Thomas Zydrski, 30 West Pier, was sworn in. Mr. Zydrski has questions and concerns regarding the sidewalk and drainage along Avery Lane.

Ian Westervelt, 2414 Hooper Avenue, was sworn in. Mr. Westervelt expressed concerns about the drainage and the overflow directing to his house.

Jason DeMartino, 7 Lighthouse Court, was sworn in. Mr. DeMartino had questions regarding the right-of-way along Avery Lane.

Nicole Visco Peterson, 2456 Hooper Avenue, was sworn in. Mr. Peterson had questions regarding the drainage.

Michael Kleissler, 2456 Hooper Avenue, was sworn in. Mr. Kleissler also had concerns about the water.

Randa Longo, 11 Lighthouse Court, was sworn in. Ms. Longo also had concerns about the drainage.

Paul Longo, 11 Lighthouse Court, was sworn in. Mr. Longo had questions regarding the application.

An email from Steven Sokol, 3 Lighthouse Court, was read by the Board Chariman.

The Chairman closed the public portion.

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Nugent, 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 10:08 pm.

Respectfully submitted by:

Lauren J. Frank