A meeting of the Brick Township Planning Board

was held on March 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

Matthew Fagen

Councilman Mummolo

Cosmo Occhiogrosso

George Osipovitch

William Philipson

Daniel Ward– Alt #2

**ABSENT:**

Kevin Aiello

Kevin Nugent

**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. Occhiogrosso and seconded by Councilman Mummolo to approve the vouchers.

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

**MINUTES:**

**October 28, 2020**

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

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

**November 4, 2020**

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

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

**RESOLUTIONS:**

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

**Marianne Levan**

**51 Robbins Street**

**Block 869.36 Lot 27**

**Tree Clearing**

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

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

Resolution R-14-2021 was approved.

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

**Laurynas Borisevicius**

**Block 323.04 Lot 6 & 8.03**

**Elm Court**

**Minor Subdivision**

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

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

Resolution R-15-2021 was approved.

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

**Hooper Avenue Associates, LLC**

**2416 Hooper Ave**

**Block 548 Lot 5**

**Preliminary & Final Major Subdivision**

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

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

Resolution R-16-2021 was approved.

**NEW BUSINESS:**

**ORDINANCE OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING THE TOWNSHIP CODE CHAPTER 445 TRAILERS AND STORAGE CONTAINERS**

The Chairman announced this ordinance will not be heard this evening.

**ORDINANCE OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 245-3**

Presented by Tara Paxton, Township Planner.

A motion to approve the resolution of approval was made by Councilman Mummolo and seconded by Mr. Occhiogrosso.

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

Resolution R-17-2021 was approved.

**AN ORDINANCE OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 396 OF THE TOWNSHIP CODE ENTITLED “STORMWATER MANAGEMENT”**

Presented by Elissa Commins, Township Engineer.

A motion to approve the resolution of approval was made by Mr. Clayton and seconded by Mr. Occhiogrosso.

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

Resolution R-18-2021 was approved.

**PB-2865-MS-V 1/2021**

**Elzbeita Targonska**

**1640 Harvard Ave**

**Block 831 Lot 29**

**Minor Subdivision with Variance**

John Jackson, Esq., and Frank Baer, P.E., P.P appeared on behalf of the applicant. The applicant proposes to subdivide 1640 Harvard Avenue into two lots in the R-7.5 zone. The two lots will be 75 ft. by 100 ft one will be conforming and one non-conforming.

Exhibit: A-1 PowerPoint

Mr. Baer testified the variance sought is for the corner lot area, where 9,000 sq. ft is required and 7,500 sq. ft .is proposed. The applicant is requesting a waiver for curbs and sidewalks as they are not not uniform with the neighborhood. In Mr. Baer’s opinion he feels two appropriately sized houses is better than the oversized lot having a large house that does not fit in the neighborhood.

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

Mindy Murray, 1622 Forge Pond, was sworn in. She questioned the size of the proposed houses and opposed the application.

Giovanni Mistretta, 1611 Edge Street, was sworn in. He submitted two photographs marked into exhibit. Mr. Mistretta expressed he would like to see a rendering of the houses proposed.

Exhibit: O-1 Two Photographs of street flooding.

Ray Komantz, 1621 Edge Street, was sworn in. Mr. Komantz had objections to the application.

Dale McLean, 566 Parker Avenue, was sworn in. Mr. McLean objected the application.

An email received from John Dunne objecting the application was read by the Chairman.

The Chairman then closed the public portion of the meeting.

A straw poll was taken to for the applicant to provide architectural plans.

All board members voted in favor of the applicant returning to another meeting with architectural drawings of the proposed homes for the board to review.

This Chairman announced the application will be carried to the April 14, 2021 meeting.

**ADJOURNMENT**

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

The meeting was adjourned at 8:55 pm.

Respectfully submitted by:

Lauren J. Frank