A meeting of the Brick Township Planning Board

was held on April 14, 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

Brad Clayton

Matthew Fagen

Councilman Mummolo

George Osipovitch

Kevin Nugent

William Philipson

Daniel Ward– Alt #2

**ABSENT:**

Cosmo Occhiogrosso

**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.

**NEW BUSINESS:**

**ORDINANCE OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN, STATE OF NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING CHAPTER 245 AND DELETING CHAPTER 340 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF BRICK**

Presented by Harold Hensel, Planning Board Attorney.

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

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

Resolution R-19-2021 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 and resumed testimony with architectural renderings along with a revised development plan.

Giovanni Mistretta, who was previously sworn in, submitted a video of the neighborhood and surrounding area which was played for the Board.

John Dunn, opposed the application.

Mindy Murray, opposed the application.

Anthony Massaro, 1628 Tilford Blvd, was sworn in. Mr. Massaro opposed the application and also asked for the requirements of corner lots.

Ray Komantz, opposed the application.

The Chairman then closed the public portion of the meeting.

The board found no adverse impact on stormwater runoff and a motion was made to approve the application.

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

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

**PB-2866-PSP-FSP-C-1/21**

**Farm Pointe New Jersey, LLC**

**Block 603, Lot 1.01**

**738 Mantoloking Road**

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

Attorney Michael B. York and attorney Joseph Michiels, P.E. appeared before the Board on behalf of the applicant.

Exhibit A-1: Color rendering of site plan

Mr. Michiels, was sworn in and testified the applicant proposes a 675 sq. ft Farm Store which is a franchise retail establishment consisting of a drive-up convenience store with no interior access. The building will have a drive-up service window with two access points one on Vannote Drive and one on Mantoloking Road making a clock. There are six proposed parking spaces and one ADA space.

The applicant is seeking a variance for a 11 ft where the ordinance requires a 25 ft buffer along the east side of property that backs up to the residential use. Mr. Michiels stated there would be no negative impact to the neighbors or on the zone plan.

Mr. Michiels also testified the Architectural Review Committee reviewed the application which resulted in the design of the A-farm canopy to match with the Village Zone overlay. The signage proposal consists of a silhouette of a cow with the words “Farm Stores” on a 25 sq. ft. sign, another cow on a 15 ft wide sign and a 28 sq. ft cow sign.

The applicant agreed to comply with the Township’s landscape ordinance by providing flowering shrubs and shade trees per Ms. Paxton’s report.

Mr. Aiello questioned the A-Frame and if a column will be installed to protect the building.

The chairman opened the meeting for public comment and/or emails that may have been sent in. Seeing that there was none he closed the public comment.

A motion to approve the application was made by Mr. Nugent and seconded by Mr. Ward.

VOTING IN THE AFFIRMATIVE

Mr. Clayton, Councilman Mummolo, 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 9:30 pm.

Respectfully submitted by:

Lauren J. Frank