A meeting of the Brick Township Planning Board

was held on May 26, 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

Cosmo Occhiogrosso

George Osipovitch

William Philipson

Daniel Ward– Alt #2

**ABSENT:**

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 Mr. Aiello to approve the vouchers.

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

**OLD BUSINESS:**

**Resolutions:**

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

**Elzbeita Targonska**

**1640 Harvard Ave**

**Block 831 Lot 29**

**Minor Subdivision with Variance**

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

In favor: Mr. Clayton, Mr. Philipson, Mr. Fagen, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

Resolution R-21-2021 was approved.

**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**

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

In favor: Mr. Clayton, Mr. Philipson, Mr. Fagen, Mr. Osipovitch, Mr. Ward, Mr. Aiello, Mr. Cooke.

Resolution R-20-2021 was approved.

**NEW BUSINESS:**

**PB-2868-MS-V 3/2021**

**Rossics & Russo Assoc. LLC**

**Block 576 Lot 27**

**488 Monmouth Ave**

**Minor Subdivision w/Variance**

The applicant was represented by Stephen Leone, Esq. and Frank Baer, P.E. P.P.

Mr. Baer was sworn in. Mr. Baer began his testimony explaining that the applicant is proposing a two-lot subdivision and requesting two variances, one for lot area and one for the requirement of sidewalks and curbs. Mr. Baer explained the corner lot does not meet the lot area of 9,000 sq. ft only 8,500 sq. ft is proposed. Also, Mr. Baer stated the absence of sidewalks and curbs conforms with the neighborhood streetscape as there are no sidewalks and curbs in the surrounding area of the property. Mr. Baer expressed in his opinion that a subdivision of two lots is conforming to the neighborhood as a larger house on this lot would not be consistent with the surrounding lots that are 40, 50 and 60 ft wide. One lot of 16,000 sq. ft does not fit the characteristic of the neighborhood but rather the better zoning alternative of two lots one at 7,500 sq. ft and the other 8,500 sq. ft is more fitting as stated from Mr. Baer.

Further testimony included statements from the applicant’s attorney and engineer stating their compliance with the reports from the Board’s professionals which includes a contribution to the Pedestrian Safety Fund.

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

Brenden Stuk, 850 Lynnwood Ave, was sworn in. He objected to the variance requested.

The Chairman then closed the public portion of the meeting.

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

VOTING IN THE AFFIRMATIVE

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

**TOWNSHIP OF BRICK MUNICIPAL PUBLIC ACCESS PLAN ELEMENT OF THE MASTER PLAN & PUBLIC VISIONING SESSION**

Presented by Tara Paxton, Municipal Planner

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

VOTING IN THE AFFIRMATIVE

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

Resolution R-22-2021 was approved.

Mr. Hensel, Board Attorney, announced the Board will be moved into Executive Session.

A motion to move to executive session was made by Mr. Aiello and seconded by Councilman Mummolo.

All were in favor.

The Board returned from the Executive Session which resumed at 8:16pm.

The Chairman announced the board will be moving to in person meetings starting July 14, 2021.

Also, that all members of the board should have ID cards made by the start of the in-person meeting date.

**ADJOURNMENT**

A motion to adjourn the meeting by Mr. Occhiogrosso and all were in favor.

The meeting was adjourned at 8:24 pm.

Respectfully submitted by:

Lauren J. Frank