A meeting of the Brick Township Planning Board

was held on July 28, 2021 in the Township of Brick Municipal Building, 401 Chambers Bridge Road. 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

William Philipson

Joanne Lambusta-Alt #1

Daniel Ward– Alt #2

**ABSENT:**

Brad Clayton

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 Councilman Mummolo and seconded by Mr. Aiello to approve the vouchers.

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

**OLD BUSINESS:**

**Resolutions:**

**PB-2870-MSP-V 5/21**

**Tahishi, LLC**

**Block 670 Lot 7.01**

**2746 Hooper Ave**

**Minor Site Plan w/Variance**

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

In favor: Councilman Mummolo, Mr. Occhiogrosso, Mr. Fagen, Ms. Lambusta, Mr. Aiello, Mr. Cooke.

Resolution R-27-2021 was approved.

**PB-2877-TC 6/2021**

**Juan Munoz Family Union Dental**

**Block 869.05 lot 1**

**1925 Route 88**

**Tree Clearing**

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

In favor: Councilman Mummolo, Mr. Occhiogrosso, Mr. Fagen, Ms. Lambusta, Mr. Aiello, Mr. Cooke.

Resolution R-28-2021 was approved.

**PB-2878--TC 6/2021**

**Louis Velardi**

**Block 1416.13 lot 82**

**1148 Alaska Ave.**

**Tree Clearing**

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

In favor: Councilman Mummolo, Mr. Occhiogrosso, Mr. Fagen, Ms. Lambusta, Mr. Aiello, Mr. Cooke.

Resolution R-29-2021 was approved.

**NEW BUSINESS:**

**PB-2871-PMS 3/21**

**PKN Development LLC c/o Peter Kania**

**Block 646 Lot 31**

**416 Vannote Place**

**Preliminary Major Subdivision**

The Chairman announced this application will not be heard as it has been withdrawn by the applicant.

**PB-2854-EXT 7/2021**

**Alan and Nicole Fredericksen**

**Block 1108 Lot 1.04**

**260 Novello Drive**

**Extension of Minor Subdivision Approval**

Dennis Collins, Esq. appeared before the board on behalf of the applicant. Mr. Collins testified the applicant is seeking an extension to the subdivision approval that had been approved before the board on November 19, 2021. Mr. Collins stated there are no changes that have occurred in the design of the application but there has been delays in a third party (bank) for obtaining approvals with a lien on the property which has held up the finalization of the minor subdivision.

The Chairman opened the meeting for public comment.

Seeing there was no public comment 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. Osipovitch, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

**PB-2873-A 4/2021**

**Federal Realty Investment Trust- Atlanta Bread**

**Block 671 Lot 1.01**

**56 Chambers Bridge Rd.**

**Amended Final Major Site Plan**

Jilian McLeer, Esq., Chris Cole, a representative of Federal Realty, Jeffery Carr, P.E., P.P and Eric Wagner, the applicant’s architect all appeared on behalf of the applicant for testimony.

Ms. McLeer introduced, Exhibit A-1 PowerPoint to the board.

Ms. McLeer stated the applicant is proposing a 11 ft wide drive through lane with a 10 ft wide pass by lane on the current site of Atlanta Bread.

Mr. Cole was sworn in. Mr. Cole testified stating the many improvements they have made on Brick Plaza but during COVID they have seen a need for a drive through for Atlanta Bread. The current restaurant did not have a need for outdoor dining but they saw a need to facilitate the pickup of their food products. Mr. Cole sees this as an enhancement for the site and for the occupant’s sales to keep up with being competitive to other quick service establishments in the area.

Mr. Carr was sworn in. Mr. Carr testified the about the circulation, parking and delivery of product inventory to the site. Mr. Carr stated the applicant proposes to remove the grass area on the left side of the building and conduct two traffic lanes. There are no variances requested, the landscape area will be enhanced and the trash enclosure will be relocated.

The Chairman opened the meeting for public comment.

Seeing there was no public comment 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. Occhiogrosso.

VOTING IN THE AFFIRMATIVE

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

**PB-2879-TC-Cedar Garden Realty c/o Sigma Management**

**Block 463 lot 32**

**571 Plaza Terrance**

**Tree Clearing**

The applicant was represented by Ryan Murphey, Esq. and Ann Vazquez of Sigma Management who both appeared before the board.

The applicant Cedar Garden Realty removed twelve trees and was found in violation for not obtaining a permit. The applicant stated the trees were diseased and rotted and were a safety hazard.

The applicant proposes to replant twelve evergreen trees that will be at least seven feet tall. As a recommendation by Ms. Paxton; the Zoning Officer, Chris Romano, and Engineering Inspector, Greg Riello, will go on site to meet with the property manger to determine the most appropriate placement of the new fence and trees.

The Chairman opened the meeting for public comment.

Seeing there was no public comment 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. Osipovitch, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

A motion was made to go into executive session by Councilman Mummolo. All were in favor.

**ADJOURNMENT**

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

The meeting was adjourned at 8:11 pm.

Respectfully submitted by:

Lauren J. Frank