A meeting of the Brick Township Planning Board

was held on August 25, 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**

Matthew Fagen

Councilman Mummolo

Cosmo Occhiogrosso

George Osipovitch

Kevin Nugent

William Philipson

Joanne Lambusta-Alt #1

Daniel Ward– Alt #2

**ABSENT:**

Bernard Cooke

Kevin Aiello

Brad Clayton

**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

Chris Rehmann, ARH Associates, Conflict Planner

**VOUCHERS**

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

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

**OLD BUSINESS:**

**Resolutions:**

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

**Alan and Nicole Fredericksen**

**Block 1108 Lot 1.04**

**260 Novello Drive**

**Extension of Minor Subdivision Approval**

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

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

Resolution R-30-2021 was approved.

**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**

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

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

Resolution R-31-2021 was approved.

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

**Block 463 lot 32**

**571 Plaza Terrance**

**Tree Clearing**

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

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

Resolution R-32-2021 was approved.

**NEW BUSINESS:**

**Capital Project:**

**Brick Township Board of Education**

**Brick High School - Solar Panel/Carport project**

**346 Chambers Bridge Rd.**

**Presented by: Tara Paxton, Municipal Planner**

Township Planner, Tara Paxton, presented to the Board the construction of solar panel canopies over the existing parking spaces at the Brick Township High School parking lot. The canopies would be consisting of 41 feet by 190 feet and approximately 19 feet high and approximately 23,767 square feet of covered parking with solar panels on the roof of the canopies.

Ms. Paxton explained the proposal is consistent with the Master Plan, Land Use Element and Green Building and Sustainability Element.

Ben Montenegro, Esq. appeared on behalf of Brick Township Board of Education.

Douglas Grysko, of Dynamic Engineering, was sworn in to testify about the design of the canopies.

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

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 Mr. Philipson and seconded by Ms. Lambusta.

VOTING IN THE AFFIRMATIVE

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

Resolution R-33-2021 was approved.

**PB-2875-MSP-V 4/2021**

**Ever Upward, LLC**

**Block 902 Lot 2**

**2045 Route 88**

**Minor Site Plan with Variances**

Township Planner, Tara Paxton recused herself as she has a conflict with the applicant. Chris Rehmann, from ARH Associates stepped in at the Conflict Planner for this application.

The applicant was represented by John Jackson, Esq. Mr. Jackson testified the applicant is proposing a minor site plan to construct a microbrewery on Route 88. The applicant currently operates Icarus Brewing in the Lakewood Industrial Park and is looking to move their operations to the Brick Township site. Mr. Jackson stated the microbrewery operation is very family friendly and a great neighborhood addition.

Exhibit: A-1 PowerPoint

Jason Goldstein, reprehensive of Ever Upward, was sworn in. He testified he is the head brewer at Icarus Brewing and has been brewing for twelve years. Mr. Goldstein stated he will transfer the license and the manufacturing operation to Brick Township. The ABC licensure is for a limited brewery that includes a tasting room with a guided tour of the facilities. Operation hours are 7 days a week from 12:00 pm to 10:00 pm which they will be open to the public and production of beer hours are 5:00 am to 10:00 pm.

The Chairman opened the meeting for questions for Mr. Goldstein.

Diane Podesta, 140 Village Way, was sworn in. Ms. Podesta questioned if there would be music at the facilities, what time would the music end and if dogs would be allowed inside the facility.

Lara Rivera, 194 Village Way, was sworn in. Ms. Riviera asked about the production times, and the times the vans would be going out for deliveries.

The applicants’ architect, James Butler, was sworn in. Mr. Butler testified the about the mechanicals and stated they would be located on the roof towards the rear of the building with a small parapet pit at the roof level to eliminate the carrying of sounds from the mechanicals.

Mr. Butler testified the building structure will potentially contain three tenant spaces to the left of the building which could potentially be food service tenants. The outside beer garden will have a seating compacity of one hundred twenty-eight seats and would be fenced off with a wood/metal fencing that would give privacy along with landscaping. The indoor tasting room would have approximately ninety seats and a separate indoor private party seating area that could seat thirty-four.

Mr. Occhiogrosso asked if there were any plans for roof top seating. Mr. Butler testified there was not.

Lara Rivera, who was previously sworn in, asked about the existing building and the closeness to her property. She asked whether the existing building was staying. Mr. Jackson stated they are prepared to go in either direction if the building is not structurally sound.

Jeffery Carr, the applicants engineer and planner was sworn in. Mr. Carr testified the footprint of the structure will stay the same. The loading zone which was previously in the rear of the building will be eliminated and there will be a solid wall. The loading area will be on the one side of the structure. Variance requirements include a fifty-foot buffer to the rear of the building whereas a thirty-foot buffer is proposed. Mr. Carr stated there will be many improvements to Route 88 which include curbing, sidewalks, and re-laying of the parking area, new lighting, landscape aisles and islands.

Mr. Carr listed the variances being sought, and pointed out most are pre-existing conditions to the site. Variances requested include; accessory structure rear setback for the trash enclosure and grain bins, impervious coverage which is being reduced to seventy five percent and sidewalk width.

Mr. Carr testified the signage on Route 88 will be a double-sided monument ground sign.

The Board’s conflict planner, Mr. Rehmann, questioned the parking requirements. Mr. Rehmann stated there are no parking requirements for a microbrewery and the applicant is using the retail requirements because of this. There was concern over the location of the handicap parking stalls as they should be in a more protective location as this is not a retail establishment that they are currently in place for.

The Board was polled to determine if some of the handicap parking stalls (three) should be moved to the eastern side of the building.

In Favor: Councilman Mummolo, Mr. Occhiogrosso, Mr. Philipson, Mr. Fagen, Mr. Nugent, Mr. Osipovitch, Ms. Lambusta, Mr. Ward

Tamareen Kinsely, 102 Village Way, was sworn in. Mr. Kinsely questioned if there would be rodents with the grain being stored in the silos.

The Chairman then closed the public portion of the meeting.

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

VOTING IN THE AFFIRMATIVE

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

**ADJOURNMENT**

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

The meeting was adjourned at 9:13 pm.

Respectfully submitted by:

Lauren J. Frank