A meeting of the Brick Township Planning Board

was held on September 22, 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

Brad Clayton

Matthew Fagen

Councilman Mummolo

Kevin Nugent

William Philipson

Joanne Lambusta-Alt #1

Daniel Ward– Alt #2

**ABSENT:**

Cosmo Occhiogrosso

George Osipovitch

**ALSO PRESENT**

Harold Hensel, Esq., Board Attorney

Denise Sweet, Court Reporter

Tara Paxton, PP/AICP, Township Planner

Pamela O’Neill, Secretary

**VOUCHERS**

A motion was made by Mr. Aiello and seconded by Councilman Mummolo to approve the vouchers.

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

**OLD BUSINESS:**

The Chairman announced there was no Old Business.

**NEW BUSINESS:**

**Resolution:**

**R-35-2021, Resolution Authorizing Alternate Signature**

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

**Ordinance:**

**Ordinance of the Township of Brick, County of Ocean, State of New Jersey,**

**Amending Chapter 246-90**;

**Maximum percentage allowable impervious surface coverage in various**

**residential zoning districts within the Township.**

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

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

**ABR-273-Sheer Services, LLC**

**Block 1428, Lot 6**

**1045 Sally Ike Rd.**

**Abridge Site Plan**

John Jackson, Esq. appeared on behalf of the applicant. Mr. Jackson stated the applicant is proposing a former funeral home on Sally Ike Road and to utilize the building as an office building. Mr. Jackson stated there would not be much traffic the application is just a change of use as there are no major improvements to the building.

Exhibit: A-1 PowerPoint

Jeffery Carr, P.E., P.P. was sworn in. Mr. Carr testified the building and parking lot are in great shape and does not need improvements. The current site already has landscaping, buffering, fire zones the applicant just proposes to create an office use where all the work is done off site or over the phone. Mr. Carr explained what the Abridged Site plan is and that the applicant is not asking for any variances or design waivers and therefore complies with the change of use under the Ordinance 245-390(C).

Ms. Paxton, Township Planner, stated the only reason this is coming before the board is because the building is over 3,000 sq. feet. Ms. Paxton recommends that the applicant files a trash enclosure application for trash and recycling site on the property.

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 was made by Mr. Nugent and seconded by Ms. Lambusta to approve the application.

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

**PB-2874-PSP-FSP 4/21**

**Kenneth Beck Sr.**

**Block 323, Lot 18.02**

**Minor Site Plan with Variances**

Alexandra Ehrhardt, Esq. appeared on behalf of the applicant. The applicant proposes to construct a 5,000 sq. foot pole barn that will be utilized as a contractor’s shop with a gravel parking area and a 2,500 sq. foot two-story mixed-use building.

Exhibit: A-1 PowerPoint

Frank Baer, applicants engineer and planner was sworn in. Mr. Baer testified the applicant is in the construction business and seeks to use this property, which is located in the Village Zone, as a mixed use utilizing both commercial and residential sides of the site. Mr. Baer stated a variance is being sought for parking where 43 spaces are required and the applicant is proposing 13 (six residential and seven for the Contractor’s Shop). Mr. Baer then stated that although the Contractor’s Shop is large in square footage it is not a site where customers will be visiting and in need of parking. Mr. Baer gave further testimony on parking with the total amount of employees would be less than five employees ever on site and the “butler” building will be used for storage of inventory and equipment. Mr. Baer found this appropriate given the number of employees and the residential use was satisfactory for parking.

Tara Paxton, Township Planner, expressed her concern that the gravel would become a large “gavel yard” with no parking spaces. Mr. Baer testified that the applicant is open to put in wheel stops along the frontage of the building and the fire lane for the gravel area will be shown on the plan along with paint striping on the asphalt portion of the property.

Kenneth Beck, owner and applicant, was sworn in. Mr. Beck testified the daily operations and employees on site he indicated there will be no hazardous materials would be stored on site just two to three trucks and a large saw.

The Chairman opened the meeting for public comment.

Victor Vennetilly, 281 Circle Drive, was sworn in. Mr. Vennetilly had questions on the uses of the property in the Village Zone. He also asked questions on the garbage removal hours.

The Chairman then closed the public portion of the meeting.

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

**PB-2876-PSP-FSP-V 5/2021**

**Old Silverton Rd. LLC**

**Block 549 Lot 7**

**427 Old Silverton Rd.**

Timothy Middleton, Esq. appeared on behalf of the applicant. Mr. Middleton stated the applicant is returning from a previous denial from the board. The applicant has revised its application that was previous denied and the issues the Board previously brought up.

Exhibit:

A-1 Site Plan

A-2 Google Earth Image

A-3 Signage

A-4 Architectural Elevations

David Eareckson, P.E., was sworn in. Mr. Eareckson went over the changes that were made from the previous application that was denied. He testified the stormwater system has been entirely revamped because of the concerns at the last hearing. He explained the drainage on the property would be collected in two separate basins and more water from floods would drain from the property with the new changes. Mr. Eareckson stated the lighting would be shielded downward facing so they will not spill over into the residential neighbors. In further testimony it was stated the parking is fully compliant with the revised application as 22 spaces are required and 23 are now proposed. A variance is requested for the parking stall size being 9 x 18 instead of 10 by 18.

A variance was requested for irrigation around the area of the property.

The Board was polled to determine if irrigation was necessary on the site.

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, Mr. Ward, Mr. Aiello, Mr. Cooke.

The applicant agreed to comply with the Board on irrigation.

Richard Tokarski, AIA, was sworn in. Mr. Tokarski testified the building would be two stories with three storage units on the ground floor and the second floor will have two apartments with three bedrooms.

Barbara Ehlen, LP, PP, was sworn in. Mr. Ehlen testified about the proposed conforming use in the Village Zone.

The Chairman opened the meeting for public comment.

Andrew Flora, 418 Old Silverton Road, was sworn in. He questioned if the proposed project will fit with the character of the surrounding neighborhood.

Andrea Distaulo, 414 Old Silverton Road, was sworn in. Mr. Distaulo objected to the application.

Janice Conner Harris, 412 Old Silverton Road, was sworn in. Ms. Harris expressed concerns of traffic.

Paul Botticelli, 419 Old Silverton Road, was sworn in. Mr. Botticelli had concerns and questions of the project as he lives to the property abutting the site.

The Chairman then closed the public portion of the meeting.

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

In favor: Mr. Clayton, Councilman Mummolo, Mr. Philipson, Mr. Fagen, Mr. Nugent, Ms. Lambusta, 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 10:28 pm.

Respectfully submitted by:

Lauren J. Frank