A meeting of the Brick Township Planning Board

was held on June 10th 2020 in the Township of Brick Municipal Building, 401 Chambers Bridge Road, virtually through ZOOM

The meeting was called to order at 7:06 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 8, 2020. 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 7:06 PM.

Chairman Cooke led the Pledge of Allegiance.

**MEMBERS PRESENT**

Bernard Cooke

Kevin Aiello

JoAnne Lambusta

Councilman Mummolo

Cosmo Occhiogrosso

Kevin Nugent

Eileen Della Volle

William Philipson – Alt #1

George Osipovitch – Alt #2

**ABSENT**

Brad Clayton

Richard Gross

**ALSO PRESENT**

Harold Hensel, Esq., Board Attorney

Ted Wilkinson, 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

VOTING IN THE AFFIRMATIVE

Mr. Occhigrosso, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Mr. Aiello, Mr. Cooke

**RESOLUTIONS:**

**PB-2851-MS-V-2/20**

**FB Properties Family Limited Partnership**

**Block 26.01 Lot 48**

**495 Route 35 North**

**Minor Subdivision w/ Variances**

A motion to approve the resolution was made by Councilman Mummolo and seconded by Ms. Lambusta

VOTING IN THE AFFIRMATIVE

Councilman Mummolo, Mr. Occhigrosso, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osipovitch, Mr. Aiello, Mr. Cooke,

The motion was approved and Resolution R-16-2020 was adopted

**NEW BUSINESS:**

**PB-2802-FMS-3/20**

**Spruce Equities, LLC**

**Block 1133 Lot 7**

**287 Van Zile Road**

**Final Major Subdivision**

John Paul Doyle, Esq. and Joseph J. Kociuba, P.E., P.P. of KBA Engineering Services, LLC represented the applicant. Mr. Kociuba was sworn in and testified that the applicant was required to address potential drainage issues which he indicated have been addressed and discussed with the Township Engineer, Elissa Commins regarding the detention basins. It was discussed the cleanup that will take place to bring the basins to into functional compliance for the township to take ownership.

Board Engineer, Ted Wilkinson, stated the condition of the off-site basin has vegetated itself where large trees, bushes have physically grown inside the basin. He was leaning towards more assistance from the applicant since the trees and roots are detrimental to the functionality of the basin, if the applicant is bringing is bringing in excavators he would like them to remove trees and roots for the proper cleanup prior to formalizing the dedication. Mr. Kociuba stated the applicant will comply to this.

Councilman Mummolo asked if the area in front of the property off to the right is staying in its natural state? Mr. Doyle answered that it was going to be dedicated to the township as open space to keep the structure of the road for sight triangle purposes.

The chairman opened the meeting for public comment. Seeing that there was none he closed the public comment.

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

In favor: Councilman Mummolo, Mr. Occhiogrosso, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Ospivotich, Mr. Aiello, Mr. Cooke

**PB-2846-PSP-FSP-12/19**

**Fine Art Holdings, LLC**

**Block 645.01 Lot 107**

**346 Drum Point Road**

**Preliminary and Final Site Plan**

Chairman Cooke announced the applicant will not be heard and they will be carried to the July 22, 2020 meeting due to an issue with the notice which the applicant will re-notice**.**

**PB-2844-MSP-C-12/19**

**Duquesne Holdings, LLC**

**Block 446.19 Lot 7**

**635 Duquesne Blvd**

**Minor Site Plan with Variances**

The applicant was represented by Isaac Sassoon, Esq. and Jeffery Carr, P.E., P.P, of Lindstrom Diessner & Carr, PC as the applicants engineer. The applicant proposes a minor site plan approval to create eighteen additional parking stalls, seventeen of which will be outside the current property boundary within lands that are leased to the applicant by the NJDOT. Mr. Carr was sworn in, he testified that the office building that is on site has had a history of insufficient parking for the tenants that occupy the building. And since there is no available area on the site itself to add any parking they have reached out to the NJDOT and negotiated to lease an area of the Route 70 right-of-way that borders the subject property to expand parking. The applicant proposed to restripe the existing lot adding one additional space, the site plan provided by Mr. Carr shows an improved landscape design and a relocation of one light stanchion.

Mr. Carr addressed the previously granted variance on the original site plan approval which they will ask for a continuation on, noting that the lot area is 38,029 sq. ft. whereas 40,000 sq. ft. is required grants this as an existing condition and this calculation does not included the leased area which will increase the lot area.

Mr. Wilkinson found no issues with variances requested, he did want to work on the driveway aisles whereas the applicant agreed to install a one-way sign to contain the traffic flow at a counter-clockwise direction around the building, this will keep the proposed 90-degree parking stalls to avoid angle parking. Both board professionals, Ms. Paxton and Mr. Wilkinson, agreed on an interconnectivity of the parking facility and the sidewalk on Duquesne will be provided as the applicant agreed to at the minimum provide stepping stone in the area.

Ms. Paxton asked that the applicant seek permission from the NJDOT for an extension of the sidewalk on Duquesne to extend completely to reach Route 70. Ms. Paxton expressed the reason for her request for this is because there is a Wawa and Panera Bread being built and with Target located across the street she sees a need for the sidewalk extension for pedestrians to have access to these areas. Mr. Sassoon stated that the NJDOT is a lengthy process to get approvals as they have been waiting years for this approval he feels that this would hold up this application if that is a requirement. Ms. Paxton stated just proof that they have reached out to the NJDOT with the attempt and if it is in the future she would be happy with that.

Mr. Hensel, Board Attorney, asked what the length of the NJDOT lease. Mr. Sassoon stated it can be terminated at any time with thirty days’ notice.

Councilman Mummolo clarified if there was any change in the side residential area. Mr. Carr testified there is no side changes just the in the front and they have already received preliminary and final approval from the Brick Township MUA.

Ms. Della Volle asked about the increase in lighting. Mr. Carr stated they are not increasing the lighting they are just maintaining what is currently there. Ms. Della Volle also agreed that there will be pedestrians walking from the site to the Starbucks where she hopes to see some connectivity there with the sidewalks.

The chairman opened the meeting for public comment. Seeing that there was none he closed the public comment.

A motion was made by Councilman Mummolo and seconded by Mr. Occhiogross to approve the application.

In favor: Councilman Mummolo, Mr. Occhiogrosso, Ms. Lambusta, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Ospivotich, Mr. Aiello, Mr. Cooke

**ADJOURNMENT**

A motion to adjourn the meeting by Mr. Occhiogrosso and seconded by Councilman Mummolo was made and all were in favor.

The meeting was adjourned at 8:32pm.

Respectfully submitted by:

Lauren J. Frank