

A meeting of the Brick Township Planning Board  
was held on **May 10, 2017** in the Municipal Building.  
The meeting was called to order at 7:10 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 11, 2017. 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.

**MEMBERS PRESENT**

Bernard Cooke  
Councilman Mummolo  
JoAnne Lambusta  
Richard Gross  
Eileen Della Volle  
Kevin Nugent  
Cosmo Occhiogrosso  
Brad Clayton  
William Philipson – Alt #1  
George Osipovitch – Alt #2

**MEMBERS ABSENT**

Kevin Aiello

**ALSO PRESENT**

Michael Fowler, AICP/PP, Municipal Planner  
Ted Wilkinson, PE, Adams, Rehmann & Heggan  
Denise Sweet, CSR, Court Reporter  
Pamela O'Neill

**NEW BUSINESS:**

**PB-2787-MSP-V-1/17 –Vilamoura, LLC, Minor Site Plan, Conditional Use-Marina,  
Block 69, Lot 8 & 8.01, 29 Mantoloking Road**

John J. Jackson, Esq., appeared on behalf of the applicant. Witness, Tony Ferrara, President of Vilamoura, was sworn by the court reporter. He testified to the history of the site and the future plans which include a restaurant, marina and boat sales. The current application is for a temporary sales trailer with a temporary bathroom so the

Marina can offer limited services this boating season. Phase I will have 17 boat slips. Phase II will have 90 slips

Joshua M. Sewald, PE,PP, Dynamic Engineering, was sworn by the court reporter. Exhibit A-1 an Ariel Photo of the site taken in 2014, was marked by the Court reporter.

He reviewed the letter prepared by Michael Fowler, AICP/PP, Township Planner, dated April 21, 2017. He agreed that if the Board grants waivers for sidewalks, lighting, landscaping and other improvements, it should not carry over to a future application. They will provide a detail of the sales trailer, bathroom and the areas depicting signs, handicap ramps, lighting and landscaping.

The applicant agrees to comply with the minimum distance from bumper stop to bumper Stop. The parking areas will be used for boat storage after the season. They will provide one parking space per boat slip.

Mr. Sewald noted the large metal building will be used for marina service. There will be service in the yard as well.

Trash and recycling needs will be addressed.

Special Flood Hazard Areas will be depicted on the plans.

He said they will come under Permit by Rule standards for CAFRA and are not increasing the number of slips.

Mr, Sewald reviewed the report prepared by Theodore Wilkinson, PE, ARH Associates, dated March 1, 2017, Bureau of Fire Safety Report dated February 13, 2017, Traffic Safety report dated February 13, 2017 and Municipal Engineer dated February 7, 2017.

The applicant agreed to move the fence back so it will be outside the site triangles. A monument sign will be shown on the plan, bollards will be installed to prevent a vehicle from driving into the water. A separate bathroom and garbage facility will be provided for Phase II..

The Chairman opened the hearing for public comment. Seeing none, he closed the public and asked for a motion.

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

In Favor: Mr. Clayton, Ms. Lambusta, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Ms Della Volle, Mr. Nugent, Mr. Cooke, Mr. Philipson

Present but not voting: Mr. Osipovitch

**PB-2789-PSP-FSP V-2/17 –Artis Senior Living, LLC , Preliminary and Final Major Site Plan, Block 1169, Lot 7, 458 Jack Martin Boulevard**

John J. Jackson, Esq. appeared on behalf of the applicant. He described the application to construct a one story, 39,000 SF, 72 bed assisted living facility for the elderly with memory issues on Jack Martin Boulevard.

Max Ferentinos, Vice President of Artis Senior Living, was sworn. He testified to the increasing demand for memory care facilities. The proposed facility will have four wings in an H shape with a total of 72 beds.

There will be three shifts of full time employees with a total of 50.

Mr. Ferentinos reviewed the Architectural Committee report dated April 20, 2017. He noted the proposed fencing will be 7 foot high with an additional one foot of lattice on top. He agreed to comply with the report requests.

Joseph Mancini, P.E., P.P., Tri-State Engineering, was sworn. He testified as to the overall plan noting there is a 20 foot ROW for Cherie Drive and the JCPL easement for powerlines located in the Hospital Support Zone and the ROW mitigates the buffer requirements.

He reviewed the report prepared by Theodore Wilkinson, PE, ARH, Board Engineer, dated April 20, 2017. Bureau of Fire Safety dated February 17, 2017, Township Engineer, Elissa Commins, PE, dated February 23, 2017, Shade Tree Commission, dated March 22, 2017 and Traffic Safety dated February 22, 2017..

He testified to the drainage proposed for the site.

Mr. Wilkinson had no objection to the 9 foot wide parking stalls.

The applicant agreed to provide a loading zone in front of the garbage enclosure.

A post and rail fence will be installed around the detention basin.

The applicants agreed to provide landscaping to eliminate the glare from vehicles that may face Jack Martin Boulevard and all of the revisions in Mr. Wilkinson's technical section of the report.

The applicant will comply with the Bureau of Fire Safety report dated February 17, 2017.

The applicant agreed to the request in Michael Fowler's report, Township Planner, dated May 5, 2017 to show a sidewalk connection and show a monument sign.

The Chairman opened the hearing to the Public.

Ellyn Behrend, 39 Marlow, was sworn and testified requesting the bollards be moved 10 feet. The applicant agreed.

David Bedrosian, 47 Marlow, was sworn and testified as to traffic concerns.

David McGuinness, 38 Marlow, was sworn and testified about traffic concerns.

Seeing no other public comment, the Public was closed.

The Chairman called for a motion.

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

In Favor: Mr. Clayton, Ms. Lambusta, Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso, Ms Della Volle, Mr. Nugent, Mr. Cooke, Mr. Philipson

Present but not voting: Mr. Osipovitch

### **ADJOURNMENT**

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

The meeting was adjourned at 10:26 PM

Respectfully submitted by:  
Judith Fox Nelson