

A meeting of the Brick Township Planning Board  
was held on **May 24, 2017** in the Municipal Building.  
The meeting was called to order at 7:05pm.

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. Mr. Aiello led the Pledge of Allegiance.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Cosmo Occhiogrosso

**ALSO PRESENT**

Michael Fowler, AICP/PP, Municipal Planner  
Denise Sweet, Court Reporter  
Pamela O'Neill, Secretary

The Chairman called for a short recess at 7:10pm, due to technical issues with the voice recorder laptop.

The meeting was called back to order at 7:20, but laptop technical issue was not resolved.

**APPROVAL OF MINUTES:**

**March 8, 2017**

A motion was made by Mr. Gross and seconded by Mr. Osipovitch to approve

**VOTING IN THE AFFIRMATIVE:**

Councilman Mummolo, Mr. Gross, Mr. Nugent, Mr. Philipson , Ms. Lambusta, Mr. Clayton, Mr. Aiello, Mr. Cooke

**Ineligible:**

Ms. Della Volle

**Absent:**

Mr. Occhiogrosso

**Present but not voting:**

Mr. Osipovitch

The motion was approved.

**March 22, 2017**

A motion was made by Councilman Mummolo and seconded by Mr. Philipson to approve

**VOTING IN THE AFFIRMATIVE:**

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

**Ineligible:**

Mr. Gross

Mr. Cooke

**Absent:**

Mr. Occhiogrosso

**Present but not voting:**

The motion was approved.

**April 26, 2017**

A motion was made by Councilman Mummolo and seconded by Mr. Philipson to approve

**VOTING IN THE AFFIRMATIVE:**

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

**Ineligible:**

Mr. Gross  
Mr. Cooke

**Absent:**

Mr. Occhiogrosso

The motion was approved.

**OLD BUSINESS- RESOLUTION :**

**PB-2787-MSP-V-CU 1/17**

VILAMOURA, LLC  
Minor Site Plan w/Variance and Use  
Block 69 Lot 8 & 8.01

A motion was made by Mr. Lambusta and seconded by Mr. Osipovitch to approve.

**VOTING IN THE AFFIRMATIVE:**

Mr. Gross, Mr. Cooke, Councilman Mummolo, Mr. Nugent, Mr. Philipson, Ms. Lambusta, Mr. Clayton, Ms. Della Volle

**Absent:**

Mr. Occhiogrosso

**Ineligible:**

Mr. Aiello

**Present but not voting:**

Mr. Osipovitch

**Resolution R-22-17 was approved**

**PB-2788 – Artis Senior Living, LLC**

Jack Martin Blvd.  
Preliminary and Final Site Plan w/Variance  
Block 1169 Lot 7

**Memorialization Carried to June 14<sup>th</sup> meeting**

**NEW BUSINESS:**

Urban Edge Properties (Brick Town Plaza)  
Block 701 Lot 7,8,9.03. 15& 16  
State Highway 70 & Chambers Bridge Rd.

John Sarto, Esq. attorney for Urban Edge Properties and Kenneth A. Gruskin, AIA, PP, CID Architect of Gruskin Architectural and Design, PC and Brian Silva, Property Manager made an informal presentation to the Board to discuss the facade changes proposed for the Brick Town Plaza shopping center. Mr. Sarto explained the project proposed will refresh and bring the facade up to date, as well as unify the look of the plaza. Mr. Gruskin advised the existing signs will be retained over the facade update. Mr. Gruskin spoke from Exhibits depicting the existing and the proposed updates.

Mr. Gross commented, Urban Edge has come before the Board previously to change the parking and asked what the status of that application is. Mr. Sarto advised the plaza at this time isn't going forward with that proposal, but the approval is still valid for 2 years and possible extensions if needed.

Councilman Mummolo asked when will the construction start and how long will it last? Mr. Sarto advised, they will be submitting the permit as soon as possible and the work could last for 6 to 8 months until completion.

Mr. Aiello asked if between the Kohl's and Shoprite, could there be some type of covering to avoid the rain. Mr. Gruskin stated it would be considered.

Mr. Silva advised, proposal only for facade improvements and if any additional work, then they will come back to the board.

Mr. Fowler inquire if a canopy was being consider under Kohl's building sign and was advised by Mr. Silva, they have been going back and forth with Kohl's and are awaiting their buy in on the updates. Mr. Gruskin added they will be adding a sitting area in between the Kohl's and Five Below.

Mr. Cooke asked if the facade would match the facade existing for Shoprite and was advised by Mr. Gruskin it was under discussion as, Shoprite is the anchor store and any changes would be coordinated to look similar or the same.

## **ADJOURNMENT**

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

The meeting was adjourned at 8:49pm

Respectfully submitted by:  
Pamela O'Neill