

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application NO. PB 2829-PSP-FSP-C-3/19

Planning Board XX Zoning Board _____ Date of Submission 3-12-19
Mo. Day Yr.

Application Fee \$ 3,000⁰⁰
Escrow Fee \$ 6,000⁰⁰

A. Applicant 385 Adamston, LLC
Name
74 Brick Blvd., Bldg. 2, Suite 103
Street Address
Brick, NJ 08723
City & State Zip Code
(732) 477-4700
Telephone # Listed () Unlisted () Fax #

(If not owner, set forth ownership interest, contact purchaser, etc., & attach copy of document following same).

Owner (same as applicant)
Name

Street Address

City & State Zip Code

Telephone # Listed () Unlisted () Fax #

B. TYPE OF APPLICATION: New XX Amended _____

- | | |
|----------------------------|------------------------------------|
| 1. Minor Subdivision _____ | 4. Site Plan-Prel. <u>XX</u> |
| 2. Major Sub.-Prel. _____ | 5. Site Plan-Final <u>XX</u> |
| 3. Major Sub.-Final _____ | 6. Conditional Use _____ |
| Date of Prel. App. _____ | (Must be accompanied by Site Plan) |
| 7. Minor Site Plan _____ | |
| 8. Cluster Zone _____ | 12. C.40:55D-70D _____ |
| 9. C.40:55D-70A _____ | 13. C.40:55D-34 _____ |
| 10. C.40:55D-70B _____ | 14. C.40:55D-35 _____ |
| 11. C.55D-70C <u>XX</u> | |

C. PREVIOUS APPEALS OR ACTIVITY

No XX Yes _____ If yes, date _____ Type Variance _____
Mo. Day Year
Approved _____ Disapproved _____

D. Location: 385 Adamston Road

Street Address

<u>19</u>	<u>195</u>	<u>11.01</u>
Tax Map #	Block (s)	Lot (s) #

Type of Road: Cul-de-sac Secondary
 Minor Major
 Collector Arterial XX

Number of proposed streets w/names:

N/A

Zone District:

<u>Residential</u>	<u>Business</u>	<u>Other</u>
R-5 <u> </u>	B-1 <u> </u>	H-S <u> </u>
R-7.5 <u> </u>	B-2 <u> </u>	<u> </u>
R-10 <u> </u>	B-3 <u> </u>	<u> </u>
R-15 <u> </u>	B-4 <u> </u>	
R-20 <u> </u>		
R-R-1 <u>XX</u>		
R-R-2 <u> </u>		
R-R-3 <u> </u>		
R-M <u> </u>		

Office Professional/Light Industrial

O-P
 O-P-T
 M-1

E. DESCRIPTION OF PROPOSED USED:

1. Present Use Commercial Bank
2. Proposed Use Indoor Grow House & associated office for same
3. No. of Lots/Units 1
4. Brief Description of Application Construct a steel building for use as an indoor grow house. Convert the existing bank into an office for use by the grow house. Maintain wooded buffer between the 2 buildings. Provide site improvements such as additional parking, lighting & landscaping.

5. Lot Size:

	Frontage/Width	Depth	Lot Area Sq. Feet	Lot Area Acres
<u>Proposed:</u>	<u>199.7'</u>	<u>1,500' +/-</u>	<u>281,326</u>	<u>6.458</u>
<u>Required:</u>	<u>150'</u>	<u>150'</u>	<u>40,000</u>	<u>0.918</u>

5A. Does Applicant/Owner Own Adjoining Property? Yes _____ No X

If yes please describe: _____

6. Primary Building Setback Requirements:

	Front	Sides	Rear
<u>Proposed</u>	<u>65.1'</u>	<u>19.5'</u>	<u>377' +/-</u>
<u>Required</u>	<u>50'</u>	<u>25'</u>	<u>50'</u>

7. Accessory Building Setback Requirements:

	Side	Rear
<u>Proposed</u>	<u>N/A</u>	<u>N/A</u>
<u>Required</u>	<u>N/A</u>	<u>N/A</u>

8. Height:

<u>Proposed</u>	<u>24'</u>
<u>Max. Allowed</u>	<u>25'</u>

9. Percent of Lot Coverage Building

Proposed 18%

Allowed 25%

10. With Percent Impervious Coverage

Proposed 45.3%

Allowed 65%

11. Gross Floor Area

Proposed 68,675 Sq. Ft.

Min. Required 2,000 Sq. Ft.

12. Number of Parking Spaces:

Proposed	<u>Off Street</u> <u>62</u>	<u>Loading</u> <u>N/A</u>
Min. Req.	<u>31</u>	<u>N/A</u>

13. Basis for determining parking requirements:

Employees _____ Units _____ Seats _____ Beds _____

Courts _____ Rooms _____ Stalls _____ Other XX

Show parking calculations: Agricultural/warehouse: 18 employees on maximum shift = 18

Office: 2,578sf / 300 (1 per 300sf) = 9

F. UTILITIES

1. Water: Will the applicant require new water supply in street? Yes _____ No X
Is Municipal water supply available? Yes X No _____
Is water to be supplied from a well? Yes _____ No X
Has application been made to the B.T.M.U.A. ? Yes X No _____
Has application been approved? _____ Denied _____ Date _____
Comments Submitted Concurrently
2. Sewerage: Will this application require new sewage lines in streets? Yes _____ No X
Will the application require expansion of existing lines? Yes _____ No X
Will this application require a septic system? Yes _____ No X
3. Gas: Natural Gas X Existing X Above Ground _____
Propane _____ Proposed _____ Below Ground X
4. Electric: Existing X Above Ground X
Proposed _____ Below Ground _____

G. Has application been made to the Ocean County Planning Board?

Approved _____ Denied _____ Date Submitted Concurrently

H. Deed Restriction or Covenants? Yes _____ No X
(If yes, attach copy)

I. Certificate of Taxes/assessments paid to date attached? Yes
(Said certificate to be submitted with application for acceptance)

J. Has application been made to the Tax Assessor for Block & Lot assignments: Yes _____ No _____ N/A

Proposed building, structure or use thereof is contrary to Brick Zoning Ordinance in the following particulars (state articles & sections)

Existing building: side yard setback of 25', whereas 19.5' is existing and
buffer to residential use, whereas none is existing nor proposed.

K. ARGUMENTS FOR VARIANCE: (To be completed by applicant)

Undue hardship consideration (C1 or C2): _____

Side Yard Setback & Buffer to residential use Existing Building - Existing Condition.

Directory Sign & Site ID Sign - Existing Conditions.

Negative Criteria: (To be completed for "D" variance & "Conditional Use Variance" applications)

N/A

Special Reasons: (To be completed for "D" variance only)

N/A

- L. Has there been a market value offer to sell or purchase all or part of adjoining property if applying for "C" variance, i.e. lacking square footage, width or depth? Yes _____ No _____
- M. List of maps, reports and other material accompanying application:
(Appropriate checklist must accompany all site plan and subdivision applications)

	<u>NO.</u>	<u>DESCRIPTION OF ITEM</u>	<u>MO.</u>	<u>DATE</u>	<u>YR.</u>
1.	<u>4</u>	<u>Topographic Survey</u>	<u>03/09/2018</u>		
2.	<u>4</u>	<u>Preliminary & Final Major Site Plan</u>	<u>Last Revised 03/06/2019</u>		
3.	<u>4</u>	<u>Architectural Plans</u>	<u>08/08/2018</u>		
4.	<u>4</u>	<u>Stormwater Management Report</u>	<u>Last Revised 03/06/2019</u>		
5.	<u> </u>	<u> </u>	<u> </u>		

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Engineer/
Surveyor
- Jeffrey J. Carr, P.E., P.P. of Lindstrom, Diessner & Carr, PC
- Name
136 Drum Point Road, Suite 6
- Address
Brick NJ 08723
- City State Zip Code
(732) 477-8900, ext. 2 (732) 477-8026
- Phone # Fax #
2. Architect
- David Collins, RA of Feltz Collins Architecture, LLC
- Name
213 Holly Avenue
- Address
Lincroft NJ 07738
- City State Zip Code
(732) 747-6773
- Phone # Fax #
3. Site Planner
- Name
- Address
- City State Zip Code
- Phone # Fax #
4. Attorney
- Dennis M. Galvin, Esq. of Davison, Eastman, Munoz, Lederman & Paone, P.A.
- Name
Monmouth Executive Center, 100 Willow Brook Road, Suite 100
- Address
Freehold NJ 07728
- City State Zip Code
(732) 364-3011
- Phone # Fax #

O. AUTHORIZATION OF SIGNATURE (If applicant is a corporation)

This will certify that Anne M. Davis, Esq.
Title Managing Member of (Corporation Name & Address)
385 Adamston, LLC at 74 Brick Blvd., Bldg. 2, Suite 103, Brick, NJ 08723

who subscribed to the above application for development in the Township of Brick has been authorized by this Corporation to do so.

Attest _____
Secretary (Corporate Seal)

385 Adamston, LLC
Corporate Name
Anne M. Davis 
~~President~~ Managing Member

N.J.S.A. 40:55D-48.1 et seq. Requires all corporations or partnerships applying to a Planning Board or Board of Adjustment for permission to subdivide a parcel of land into six (6) or more lots or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or seeking approval of a site to be used for commercial purposes to list:

- a) If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class;
- b) If a partnership – names and addresses of the individual partners having at least 10% interest in the partnership.

Anne M. Davis, 515 Dorothy Place, Brick, NJ 08723

Brian Kurtz, 31 Skytop Gardens, Apt. 7, Parlin, NJ 08859

Karen Medlin, 10 Colony Drive, Marlboro, NJ 07746

Steven Medlin, 10 Colony Drive, Marlboro, NJ 07746

P. AFFIDAVIT OF APPLICANT:

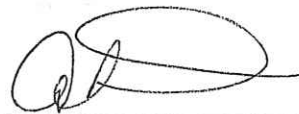
STATE OF NEW JERSEY

COUNTY OF OCEAN

Anne M. Davis of full age being duly sworn according to law, on oath
deposed and says, that all of the above statements and the statements contained in the papers
submitted herewith are true.

Sworn and Subscribed to:
before me this 8th day:
of March, 2019 :





Applicant to sign here

Anne M. Davis, Managing Member

MARYANNE C DEFRANCO

ID # 2421533

Notary Public - State of New Jersey

My Commission Expires: 06/05/2022

Q. AFFIDAVIT OF OWNERSHIP:
STATE OF NEW JERSEY

COUNTY OF OCEAN

Anne M. Davis of full age being duly sworn according to law on oath
deposed and says, that all the deponents reside at 515 Dorothy Place, Brick
in the County of Ocean of and State of New Jersey
that 385 Adamston, LLC is the owner in fee of all that certain lot, piece of land situated,
lying and being in the municipality aforesaid, and known and designated as Block (s) 195
Lot (s) 11.01
Street Address 385 Adamston Road

Sworn and Subscribed to
before me this 8th day
of March, 2019:

Maryanne C. De Franco

MARYANNE C DEFRANCO
ID # 2421533

Notary Public - State of New Jersey
My Commission Expires: 06/05/2022

(Owner to Sign Here)
Anne M. Davis, Managing Member

R. AUTHORIZATION BY OWNER:

(If anyone other than above owner is making this application, the following authorization must be executed)

To the approving Board of the Township of Brick:

_____ is hereby authorized to make the within application.

Dated: _____
Owners Signature

S. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

() Applicant () Owner () Attorney (XX) Engineer

Name and Firm Jeffrey J. Carr of Lindstrom, Diessner & Carr, PC

Address 136 Drum Point Road, Suite 6, Brick, NJ 08723

T. WITNESS FOR APPLICANT

Identifying letter to proceed name of witness:

S - Self/Relative N - Neighbor O - Other
T - Twp. Employee E - Expert

1. E Jeffrey J. Carr, P.E., P.P.
Name

2. E Dennis M. Galvin, Esq.
Name

3. S Anne M. Davis
Name

4. _____
Name

5. _____
Name

BRICK TOWNSHIP PLANNING BOARD/BOARD OF ADJUSTMENT

CHECKLIST

SITE PLAN (PRELIMINARY OR FINAL)

The following items must be addressed before the application can be deemed complete:

1. ☒ Conforming title block (N.J.S.A. 45:8-36, N.J.A.C. 13:40-1, N.J.A.C. 13:40-2)
2. ☒ Date of plan including all revision dates
3. ☒ Graphic and numeric scales
4. ☒ Layout of proposed building or structure including preliminary architectural floor and

elevation plans

5. ☒ Key Map delineating P.I.Q. and surrounding areas and streets
6. ☒ Title of Development
7. ☒ Reference Meridian
8. ☒ Block and Lot numbers
9. ☒ Name and address of owners
10. ☒ License number and seal of person preparing plan
11. ☒ Signature blocks for Planning Board/Board of Adjustment officials

(located above title block) on each sheet

12. ☒ Location of all signs
13. ☒ Plan size 24" x 36" or 30" x 42"
14. ☒ Scale 1" = 10, 20, 30, 40 or 50 feet
15. ☒ Distances in feet and decimals of a foot
16. ☒ Bearings to the nearest 30 seconds
17. ☒ Error of closure 1:10,000
18. ☒ Names, lots and blocks of all owners within 200 feet of subject premises
19. ☒ All structures within 200 feet of subject property

20. ☒ Zoning and setbacks of property within 200 feet
21. ☒ Boundaries of property, all building setback lines, easements, dedicated areas, R.O.W.'s, etc.

Checklist – Site Plan (Preliminary or Final)

22. ☒ Copy of Covenants, deed restrictions
23. ☒ Distances to nearest street intersection
24. ☒ Location of all existing structures on site—delineating those to be removed
25. ☒ Location, size and inverts of all storm drainage systems, utility lines, flow direction, etc. within 200 feet of site
26. ☒ Existing and proposed contours, finished grades, spot elevations tied to N.G.V.D
27. ☒ Location of all wooded areas, water courses, etc.
28. ☒ Survey prepared by licensed surveyor
29. ☒ Proposed easements
30. ☒ Proposed use of land and buildings
31. ☒ Proposed streets including profiles, grading and cross-sections and dimensions
32. ☒ Size and location of all driveways, curb cuts, walkways
33. ☒ Location, design and dimensions of all parking areas, aisles and barriers
34. ☒ Location of all utilities
35. ☒ Proposed lighting
36. ☒ Proposed landscaping
37. ☒ Proposed storm water drainage system and calculations prepared by a Professional

Engineer registered in New Jersey

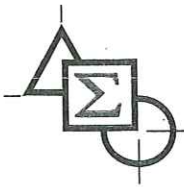
38. ☒ Soil boring logs
39. ☒ Sight triangle easements
40. ☒ Trash storage areas

41. ☒ Appropriate fee

42. ☒ 3 prints- 1 + 4 copies of application – Planning Board

_____ 3 prints- 1 + 4 copies of application – Board of Adjustment

This checklist is not intended as a substitute for the Zoning and Subdivision Ordinances which should be referred to for all Design Standards and Requirements.



Lindstrom, Diessner & Carr, P.C.

Engineering ❖ Surveying ❖ Planning

Charles E. Lindstrom, P.E., P.P.

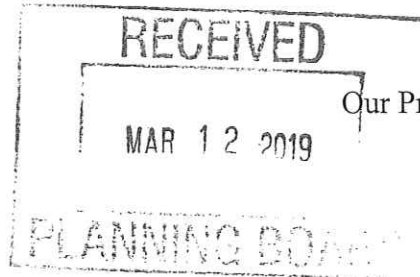
Jeffrey J. Carr, P.E., P.P., C.M.E.

William H. Doolittle, P.L.S.

March 12, 2019

Ms. Pamela O'Neill, Secretary
Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723

Re: 385 Adamston
385 Adamston Road
Lot 11.01, Block 195
Brick Township



Our Project No. 18001

Dear Pamela:

On behalf of our client, 385 Adamston, LLC, we are respectfully submitting an application to the Brick Township Planning Board for both Preliminary and Final Approvals of a Major Site Plan. Our application package includes the following items:

1. Land Development Application –original and 3 copies
2. W-9 Form - original
3. Site Plan Checklist - 4 copies
4. Certification of Taxes Paid to Date
5. Application Fee Schedule - 4 copies
6. Submission Letter to Ocean County Planning Board dated 03/12/2019 - 4 copies
7. Submission Letter to Ocean County Soil Conservation District dated 08/14/2018 - 4 copies
8. Submission Letter to Brick Township Municipal Utilities Authority dated 08/14/2018 – 4 copies
9. Stormwater Management Report last revised 03/06/2019 – 4 copies
10. Preliminary & Final Major Site Plan last revised 03/06/2019 - 4 sets
11. Topographic Survey dated 03/09/2018 - 4 copies
12. Architectural Plans prepared by David Collins – 4 sets

Lindstrom, Diessner & Carr, P.C.

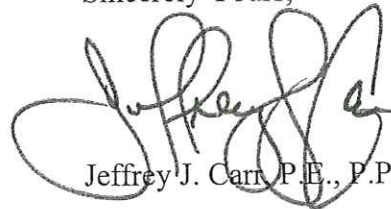
13. Check in the amount of \$3,000.00, payable to the Township of Brick, as payment of the application fees.
14. Check in the amount of \$6,000.00, payable to the Township of Brick, as payment of the escrow fees.
15. Check in the amount of \$200.00 payable to the Brick Township Bureau of Fire and Safety.

The enclosed information is submitted in support of our application to the Planning Board to make improvements to the property by constructing an additional building for use as an indoor grow house and renovating the existing commercial bank into associated office space. Improvements also include providing additional landscaping, lighting and stormwater management.

Application is being submitted concurrently to the Ocean County Planning Board, the Ocean County Soil Conservation District and Brick Township Municipal Utilities Authority, as required.

We trust that the above information is sufficient for review and completeness. Please feel free to contact me should you have any questions or require any additional information.

Sincerely Yours,

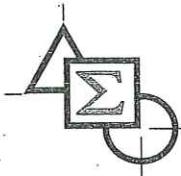


Jeffrey J. Carr, P.E., P.P.

JJC/mcd
Enclosures

cc: 385 Adamston, LLC (w/enclosures)
Dennis M. Galvin, Esq. (w/enclosures)





Lindstrom, Diessner & Carr, P.C.

Engineering ❖ Surveying ❖ Planning

Charles E. Lindstrom, P.E., P.P.

Jeffrey J. Carr, P.E., P.P., C.M.E.

William H. Doolittle, P.L.S.

March 12, 2019

Ms. Veronica Tompkins
Ocean County Planning Board
129 Hooper Avenue
PO Box 2191
Toms River, NJ 08754-2191

Our Project No. 18001

Re: - 385 Adamston
385 Adamston Road
Lot 11.01, Block 195
Brick Township

Dear Ronnie:

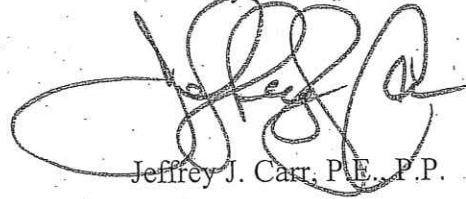
Enclosed herewith please find the following items in support of our application to the Planning Board for Preliminary & Final Site Plan approval. It is proposed to make improvements to the property by constructing an additional building for use as an indoor grow house and renovating the existing commercial bank into associated office space. Improvements also include providing additional landscaping, lighting and stormwater management.

The previous proposal to convert the bank into a medical care patient facility has been eliminated. Our prior application was withdrawn on January 17, 2019. It was agreed that upon resubmission, no additional fees would be required. Our application packet includes the following items:

1. Application for Site Plan – original and two (2) copies
2. Ocean County Planning Board Fee Schedule – three (3) copies, original previously submitted
3. CD of Site Plan, Stormwater Management Report & Trip Generation Statement
4. Application Submission Checklist
5. Request for waiver of Traffic Report – one (1) copy
6. Trip Generation Statement – two (2) copies
7. Stormwater Management Report last revised 03/06/2019 – two (2) copies
8. Preliminary & Final Major Site Plan last revised 03/06/2019 – three (3) copies

We trust that the enclosed information is sufficient for review and approval by the Board. Please feel free to contact me should you have any questions or require any additional information.

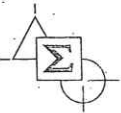
Sincerely Yours,

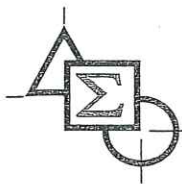
A handwritten signature in black ink, appearing to read 'Jeffrey J. Carr', is written over a large, stylized circular flourish.

Jeffrey J. Carr, P.E., P.P.

JJC/mcd
Enclosures

cc: 385 Adamston, LLC (w/enclosures)
Dennis M. Galvin, Esq. (w/enclosures)
Pamela O'Neill, Secretary, Brick Township Planning Board





Lindstrom, Diessner & Carr, P.C.

Engineering ❖ Surveying ❖ Planning

Charles E. Lindstrom, P.E., P.P.

Jeffrey J. Carr, P.E., P.P., C.M.E.

William H. Doolittle, P.L.S.

August 13, 2018

Ocean County Soil Conservation District
714 Lacy Road
Forked River, NJ 08731

Our Project No. 18001

Re: Jersey Shore Therapeutic Health Care
385 Adamston Road
Lot 11.01, Block 195
Brick Township

To Whom It May Concern:

Enclosed herewith please find the following items in support of our application for Soil Erosion and Sediment Control Plan Certification for the above-referenced project:

1. Application for Soil Erosion and Sediment Control Certification, including Ownership Disclosure Affidavit – original
2. Preliminary & Final Major Site Plan dated 08/08/2018 – 1 Set
3. Preliminary & Final Major Site Plan dated 08/08/2018 SESC Plan, Notes & Details (sheets 9 & 10) Only – 4 copies
4. Stormwater Management Report dated 08/08/2018 – 1 copy
5. Check in the amount of \$2,775.00 payable to "Ocean County Soil Conservation District" as the required application fee.

The enclosed information is being submitted for review and certification of a proposed minor site plan. It is proposed make improvements to the property by renovating the existing commercial bank into a medical care patient facility and constructing an additional building for use as an indoor grow house. Improvements also include providing additional landscaping, lighting and stormwater management. We trust that the enclosed information is sufficient for your review and certification. Please feel free to call me if you have any questions or need additional information.

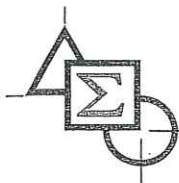
Sincerely Yours,

Jeffrey J. Carr, P.E., P.P.

JJC/mcd
Enclosures

cc: 385 Adamston, LLC (w/enclosures)
John Doyle, Esq. (w/enclosures)
Pamela O'Neill, Secretary, Brick Township Board of Adjustment

136 Drum Point Road, Suite 6, Brick, New Jersey, 08723
Ph: (732) 477-8900 F: (732) 477-8026 www.ldcpc.com



Lindsrom, Diessner & Carr, P.C.

Engineering ❖ Surveying ❖ Planning

Charles E. Lindstrom, P.E., P.P.

Jeffrey J. Carr, P.E., P.P., C.M.E.

William H. Doolittle, P.L.S.

August 13, 2018

Ms. Melissa Bumbera
Brick Township Municipal Utilities Authority
1551 Highway 88 West
Brick, NJ 08724

Project No. 18001

Re: Jersey Shore Therapeutic Health Care
385 Adamston Road
Lot 11.01, Block 195
Brick Township

Dear Melissa:

Enclosed herewith please find the following items in support of our application for review of preliminary plans for utility services, submitted in compliance with the requirements of the Township of Brick. It is proposed to make improvements to the property by renovating the existing commercial bank into a medical care patient facility and constructing an additional building for use as an indoor grow house. Improvements also include providing additional landscaping, lighting and stormwater management.

1. Application for Review of Preliminary Plans
2. Completed W-9 Form
3. Preliminary & Final Major Site Plan set dated 08/08/2018 – one (1) set
4. Architectural Plan – one (1) set
5. Check in the amount of \$ 500.00 as payment of the application fee.
6. Check in the amount of \$ 2,400.00 as payment of the review fees.

We trust that the enclosed information is sufficient to fulfill our request. Should you have any questions or require any additional information, please feel free to contact me.

Sincerely Yours,

Jeffrey J. Carr, P.E., P.P.

JJC/mcd
Enclosures

cc: 385 Adamston, LLC (w/enclosures)
John Doyle, Esq. (w/enclosures)
Pamela O'Neill, Secretary, Brick Township Board of Adjustment

136 Drum Point Road, Suite 6, Brick, New Jersey, 08723
Ph: (732) 477-8900 F: (732) 477-8026 www.ldcpc.com

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:

Andrea Zapcic - President
Lisa Crate - Vice President
Heather deJong
Jim Fozman
Arthur Halloran
Paul Mummolo
Marianna Pontoriero



Office of the Tax Collector

Jo Anne R. Lambusta, CTC
Tax Collector
732-262-1021
Fax: 732-477-3746
jlambusta@twp.brick.nj.us
www.twp.brick.nj.us

Date: 3/4/2019

To: Brick Twp Planning Board ()
Brick Twp Engineer ()
Brick Twp Adjustment Board ()
Other ()

From: Jo Anne R. Lambusta, Tax Collector

Re: Block: 195 Lot: 11.01 Account: 103122

Per Township Code 250-35, records of the Brick Township Tax
Collector's Office reflects taxes on property owned by:

385 ADAMSTON LLC

are paid in full for the full year of 2018 and the First Quarter of 2019. Taxes are
paid to date.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jo Anne R. Lambusta".



www.facebook.com/BrickTwpNJGovernment



@TownshipofBrick