

OWNERS WITHIN 200'

CHANGE OF USE PLAN

200 VAN ZILE ROAD

BLOCK 1095 LOT 1

BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY

Block Lot Qualifier	M4-Property Location M4-Additional Lot 1 M4-Additional Lot 2	M4-Property Class	M4-Owner M4-Address M4-City, State	M4-Zip Code
---------------------------	--	-------------------	--	-------------

1094 1	216 PELLO ROAD	4A	LUDOKI LLC % THOMAS JONURA 36512 SE 20TH ST WASHOUWA, WA	98671
1094 2.01	218 PELLO ROAD	2	SPERBER, JONATHAN R 61 SHIRWOOD DR BAYVILLE NJ	08721
1094 2.02	220 PELLO ROAD	2	SCHUCK, HEATHER 220 PELLO RD BRICK NJ	08724
1094 3.01	226 PELLO ROAD	2	MCCARTHY, THOMAS R JR & PATRICIA 226 PELLO RD BRICK NJ	08724
1094 3.02	230 PELLO ROAD	2	GRAY, DARRELL L & HAYA 230 PELLO RD BRICK NJ	08724
1094 4.01	87 HENDRICKSON AVE.	2	BRUNO, JOSEPH III & JAIME A 87 HENDRICKSON AVENUE BRICK NJ	08724
1094 4.02	91 HENDRICKSON AVE.	2	SMITH, THOMAS M SR & THOMAS M JR 91 HENDRICKSON AVE BRICK NJ	08724
1097.01 1	66 HENDRICKSON AVE.	2	DENNIS, KEVIN & SALLY 66 HENDRICKSON AVE BRICK NJ	08724
1097.01 2	70 HENDRICKSON AVE.	2	ULRICH, KIRK & DENISE 70 HENDRICKSON RD BRICK NJ	08724
1097.01 3	74 HENDRICKSON AVE.	2	PAPAMONEODIS, ARGYRO 74 HENDRICKSON AVENUE BRICK NJ	08724
1097.01 4	78 HENDRICKSON AVE.	2	OSTROVE, ROBERT & MARGARET 78 HENDRICKSON AVE. BRICK, NJ	08724
1097.01 5	82 HENDRICKSON AVE.	2	DUFF, THOMAS 92 E LAKE RD KEY LARGO FL	33037
1097.01 6	86 HENDRICKSON AVE.	2	GAROFALO, DONALD J. & BARBARA A. 86 HENDRICKSON AVE. BRICK, NJ	08724
1097.01 7	90 HENDRICKSON AVE.	2	DIMICCO, DAVID W 90 HENDRICKSON AVE BRICK NJ	08724
1098.13 4	224 VAN ZILE RD. L5,6	2	CATARINO, MANUEL & BELMIRA 224 VAN ZILE RD BRICK NJ	08724

Ocean County VARIANCE REPORT-200 FOOT LIST
Block 1095 Lot 1 1507 Brk
09/13/21 Page: 2

Block Lot Qualifier	M4-Property Location M4-Additional Lot 1 M4-Additional Lot 2	M4-Property Class	M4-Owner M4-Address M4-City, State	M4-Zip Code
1098.13 13	179 FOXCROFT STREET	2	BERARDI, A M & REHBERGER, K 179 FOXCROFT ST BRICK NJ	08724
1099.12 9	178 FOXCROFT STREET 10-12	2	GOODWIN, JODIE L 100 WHISPERING OAKS WAY JACKSON NJ	08527
1146.15 9	170 LENOX STREET L10-12	2	ALLCORN, BRUCE M. & SPRING J. 170 LENOX ST BRICK, NJ	08724
1146.15 13	180 MELROSE STREET L14-16	2	ORLANDO, JOSEPH & ANTONIETTA 180 MELROSE ST BRICK NJ	08724
1147.14 4	217 VAN ZILE RD.	2	ATKINSON, SCOTT R 217 VAN ZILE RD BRICK NJ	08724
1148 1	1040 ROUTE 70 2	4A	MARINE NAT'L BANK % NAT'L TAX SEARCH 130 S. JEFFERSON ST #300 CHICAGO IL	60661

X State of NJ - DOT
1035 Parkway Ave.
Trenton, NJ 08618

X Ocean County Planning Board
129 Hooper Avenue
Toms River, NJ 08753

X Comcast Cable Communications Inc.
751 Brick Blvd.
Brick, NJ 08723
Attn: Terry Clark

APPROVED BY BRICK TOWNSHIP PLANNING BOARD
ON _____ BY RESOLUTION # _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

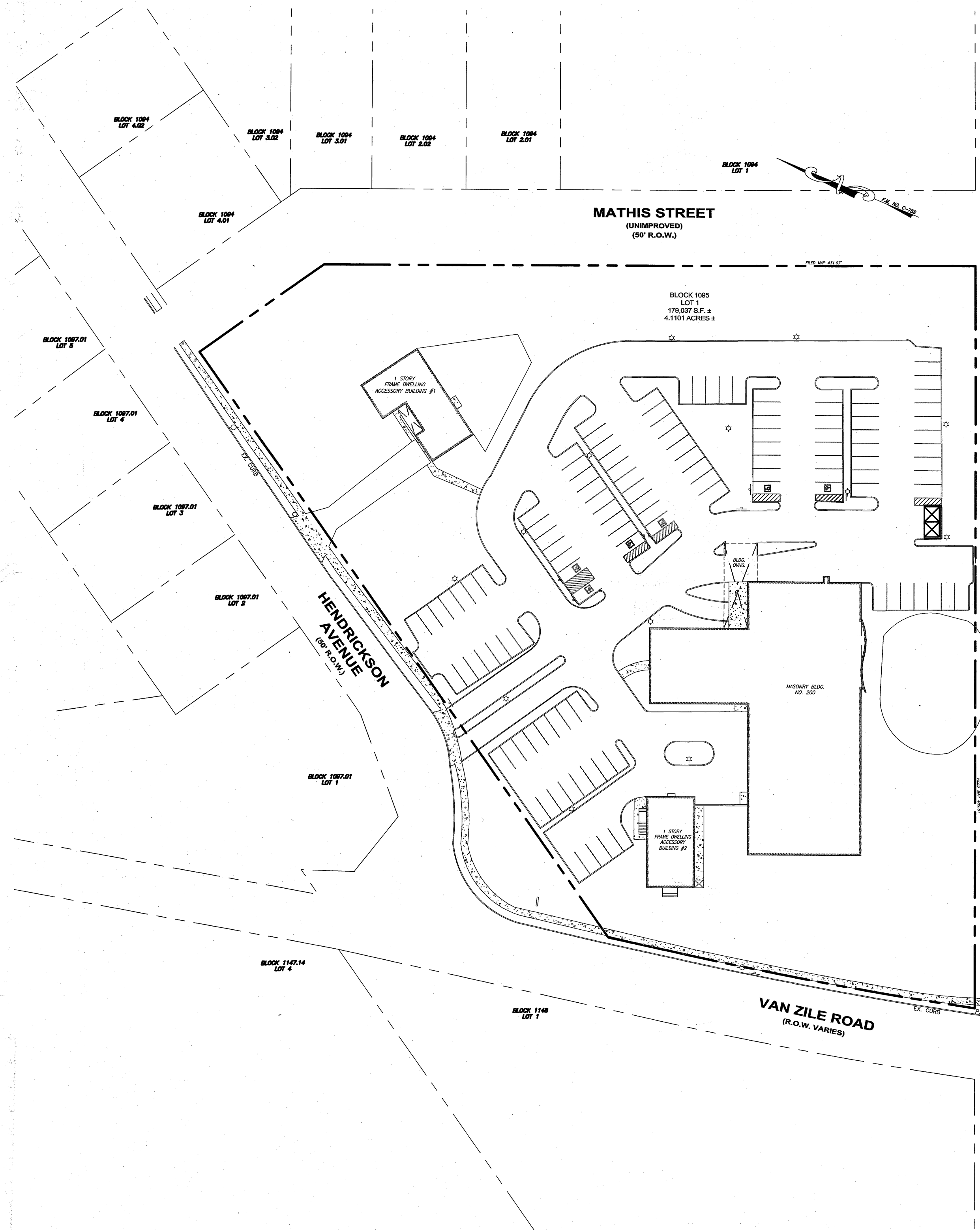
ENGINEER _____ DATE _____

SHEET INDEX:

SHEET 1:	COVER SHEET
SHEET 2:	EXISTING CONDITIONS PLAN
SHEET 3:	LAYOUT, DIMENSION & CONSTRUCTION DETAIL PLAN
SHEET 4:	EXISTING LIGHTING PLAN
SHEET 5:	TRAFFIC CIRCULATION PLAN

PARKING CALCULATIONS

CALCULATIONS	REQUIRED LOT 1	PROPOSED LOT 1
SCHOOL: 1.5 SPACE PER CLASSROOM	6	111
HANDICAP SPACES	1	6
TOTAL:	7	117



NEW JERSEY STATE
HIGHWAY ROUTE 70
(A.K.A. JOHN DAVISON ROCKEFELLER
MEMORIAL HIGHWAY)
(R.O.W. VARIES)



TAX MAP
N.T.S.

GENERAL NOTES

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 1095 LOT 1 AS SHOWN ON SHEET 58 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF BRICK, OCEAN COUNTY, NJ.
- PROPERTY IS LOCATED IN THE R-7.5 ZONE.
- OWNER/APPLICANT:
OWNER: CONGREGATION KEHILOS YISROEL
401 MADISON AVENUE
LAKEWOOD, N.J. 08701
APPLICANT: CONGREGATION KEHILOS YISROEL
401 MADISON AVENUE
LAKEWOOD, N.J. 08701
- EXISTING USE: HOUSE OF WORSHIP
PROPOSED USE: HOUSE OF WORSHIP AND SCHOOL
- HORIZONTAL DATUM IS ASSUMED
- VERTICAL DATUM IS ASSUMED
- BENCHMARK IS ON GRATE OF 'B' INLET FOUND IN THE NORTHEASTERLY RIGHT OF WAY OF VAN ZILE ROAD AT ELEVATION 98.32'
- ERROR OF CLOSURE IS GREATER THAN 1 IN 10000.
- CHANGE OF USE PLAN IS BASED ON A SURVEY PREPARED BY NEWLINES ENGINEERING & SURVEY, DATED 03/01/2021.
- TOTAL TRACT AREA IS 179,037 SF OR 4.11 ACRES.

ZONING DATA

ZONE: R-7.5 (SINGLE FAMILY RESIDENTIAL ZONE)
CONDITIONAL USE - SCHOOL/HOUSE OF WORSHIP

	REQUIRED	LOT 1
MIN. LOT AREA	2.00 AC	4.11 AC
MIN. LOT WIDTH:	200'	
VAN ZILE ROAD:		233.54'
NJ STATE HIGHWAY ROUTE 70:		481.95'
HENDRICKSON AVENUE:		290.89'
MATHIS STREET:		486.01'
MIN. LOT FRONTAGE:	200'	
VAN ZILE ROAD:		246.91'
NJ STATE HIGHWAY ROUTE 70:		489.64'
HENDRICKSON AVENUE:		471.77'
MATHIS STREET:		531.12'
MIN. FRONT YARD SETBACK:	40'	
VAN ZILE ROAD:		72.69'
NJ STATE HIGHWAY ROUTE 70:		71.87'
HENDRICKSON AVENUE:		110.34'
MATHIS STREET:		183.29'
MIN. LOT DEPTH	90'	N/A
MIN. REAR YARD SETBACK	40'	N/A
MIN. SIDE YARD SETBACK	40'	N/A
MIN. AGGREGATED SIDE YARD SETBACK	40'	N/A
MIN. ACCESSORY FRONT YARD SETBACK:	N/A	
ACC. BLDG. #1: HENDRICKSON AVENUE:		74.53'*
MATHIS STREET:		55.12'*
ACC. BLDG. #2: HENDRICKSON AVENUE:		39.61'*
VAN ZILE ROAD:		37.48'*
MAX. IMPERVIOUS COVERAGE	70%	35.64%
MAX. BUILDING COVERAGE	30%	12.54%
MAX. BUILDING HEIGHT	35'	≤ 35'

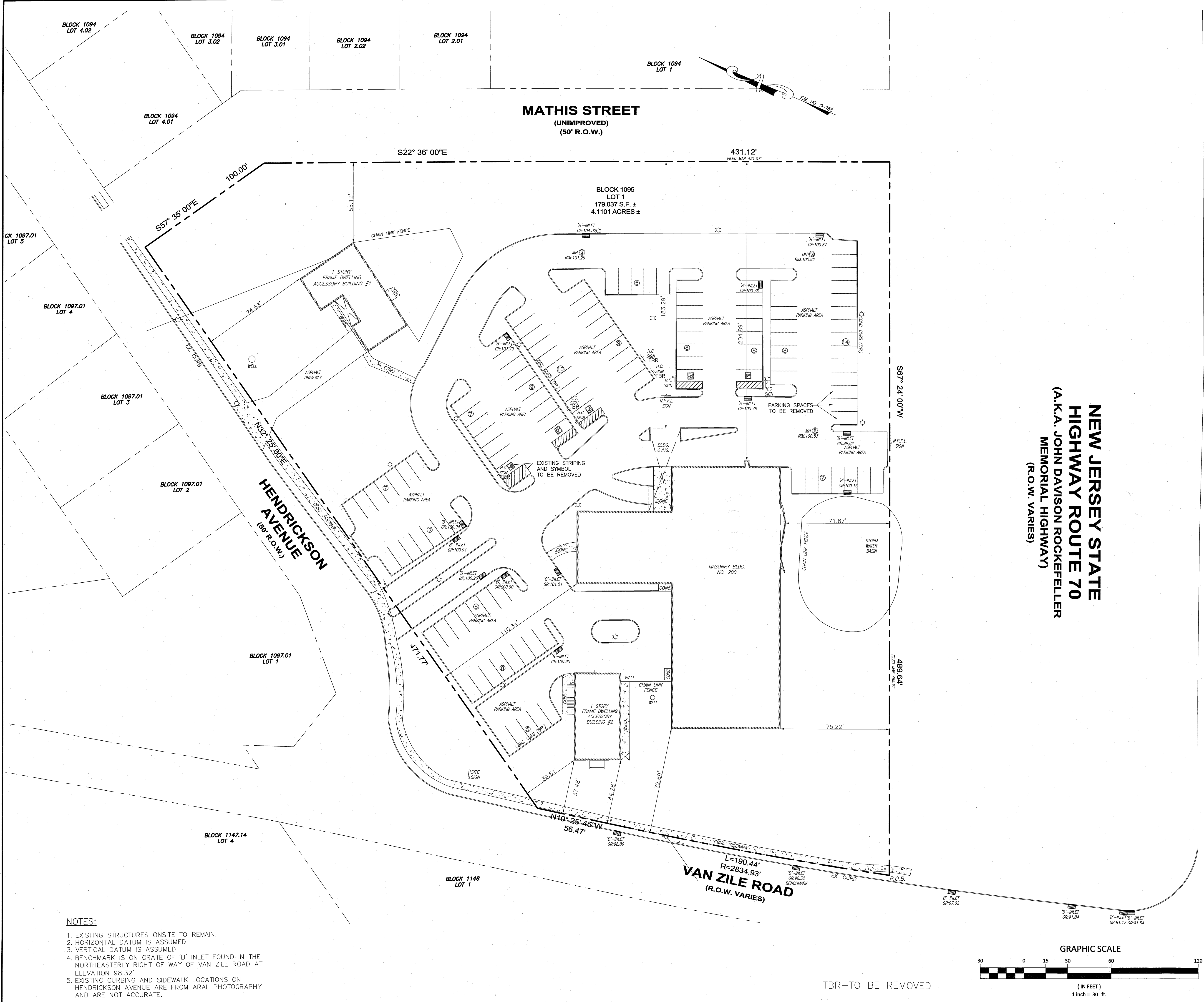
* VARIANCE REQUIRED

LEGEND	
	LIGHT
	MAIL BOX
	GUY WIRE
	SIGN
	UTILITY POLE
	MANHOLE
	PARKING SPOT COUNT



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

CHANGE OF USE PLAN COVER SHEET 200 VAN ZILE ROAD BLOCK 1095 LOT 1 BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY	
	315 Monmouth Avenue Suite 205 Lakewood, New Jersey 08701 Phone (732) 994-4900 Fax (732) 994-4999
PROJECT NO. 21502	DRAWN BY MB
SCALE 1" = 50'	DATE 08/31/2021
SHEET 1 OF 5	



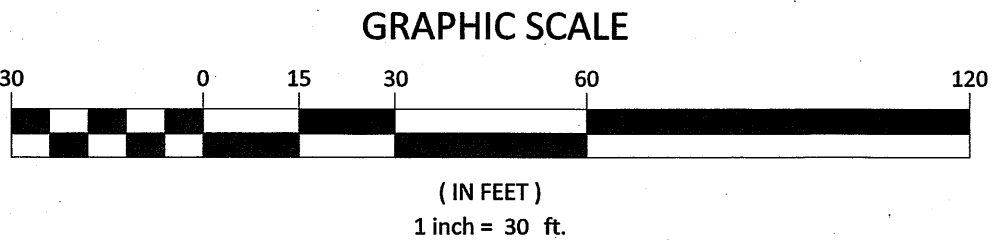
NEW JERSEY STATE
HIGHWAY ROUTE 70
(A.K.A. JOHN DAVISON ROCKEFELLER
MEMORIAL HIGHWAY)
(R.O.W. VARIES)

LEGEND	
	LIGHT
	MAIL BOX
	GUY WIRE
	SIGN
	UTILITY POLE
	MANHOLE
	PARKING SPOT COUNT

NOTES:

- EXISTING STRUCTURES ONSITE TO REMAIN.
- HORIZONTAL DATUM IS ASSUMED
- VERTICAL DATUM IS ASSUMED
- BENCHMARK IS ON GRATE OF "B" INLET FOUND IN THE NORTHEASTERLY RIGHT OF WAY OF VAN ZILE ROAD AT ELEVATION 98.32'.
- EXISTING CURBING AND SIDEWALK LOCATIONS ON HENDRICKSON AVENUE ARE FROM AERIAL PHOTOGRAPHY AND ARE NOT ACCURATE.

TBR-TO BE REMOVED



CHANGE OF USE PLAN
EXISTING CONDITIONS PLAN
200 VAN ZILE ROAD
BLOCK 1095 LOT 1
BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY



315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENND. LINES, P.E., P.P.

OCT 27 2021

PROJECT NO. 21502

DRAWN BY MB

SCALE 1" = 30'

DATE 08/31/2021

SHEET 2 OF 5

STATE OF NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 30111 (P.E.) 4066 (P.P.)

Z:\2021\21502-David Click-200 Van Zile Rd- Brick\CAD\21502-C.O.U.-2021-10-14.dwg 2021-10-10-26

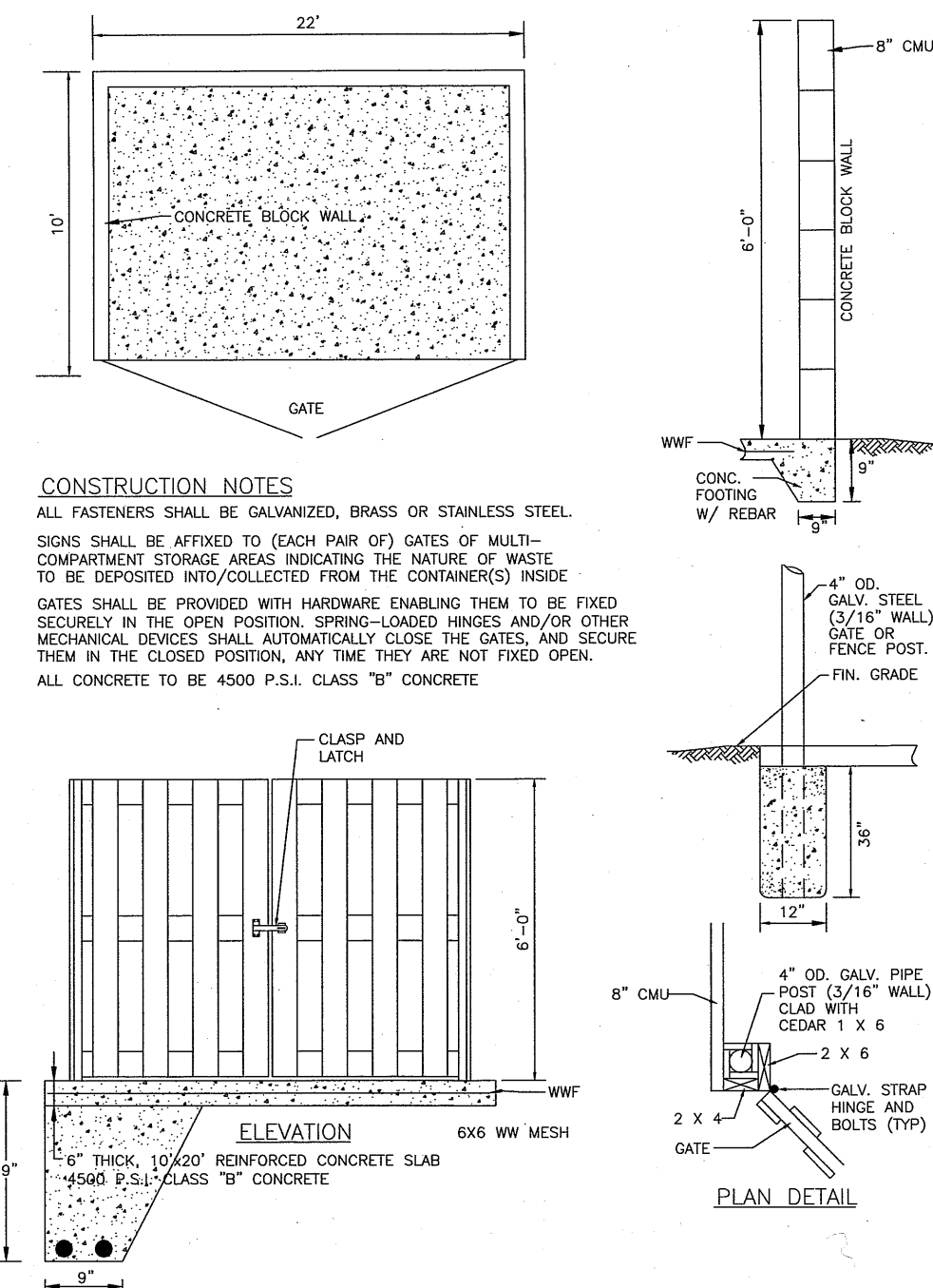
LEGEND	
	LIGHT
	MAIL BOX
	GUY WIRE
	SIGN
	UTILITY POLE
	MANHOLE
	PARKING SPOT COUNT



CONTRACTOR TO CALL AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION WORK.

MATHIS STREET (UNIMPROVED) (50' R.O.W.)

BLOCK 1095
LOT 1
179,037 S.F. ±
4.1101 ACRES ±



REFUSE/RECYCLABLE STORAGE AREA

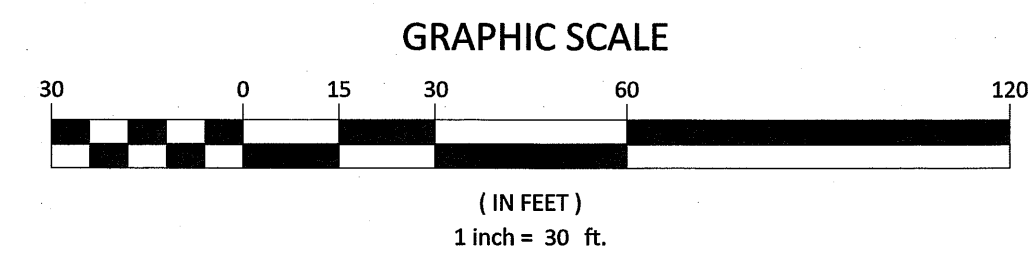
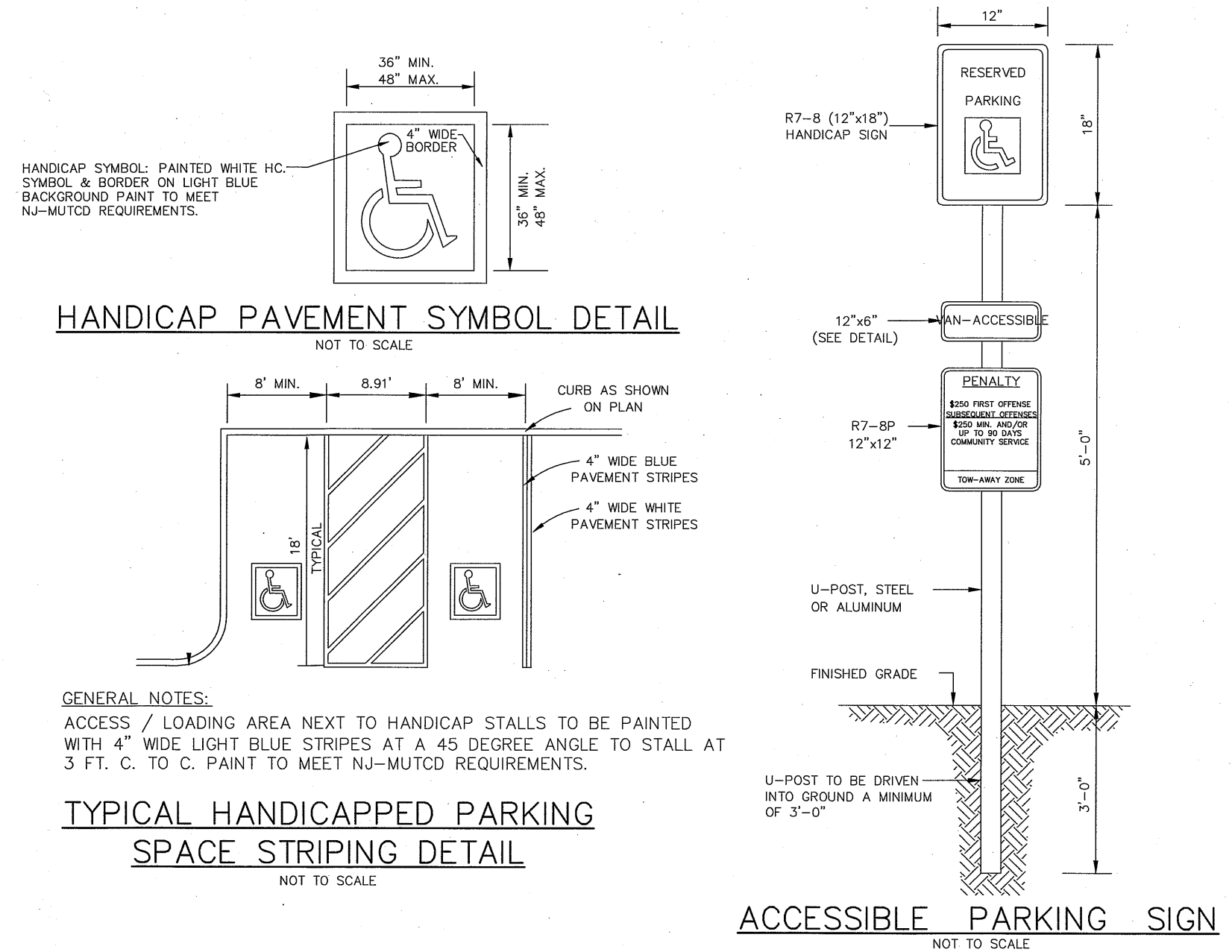
NEW JERSEY STATE HIGHWAY ROUTE 70 (A.K.A. JOHN DAVISON ROCKEFELLER MEMORIAL HIGHWAY) (R.O.W. VARIES)

ZONING DATA

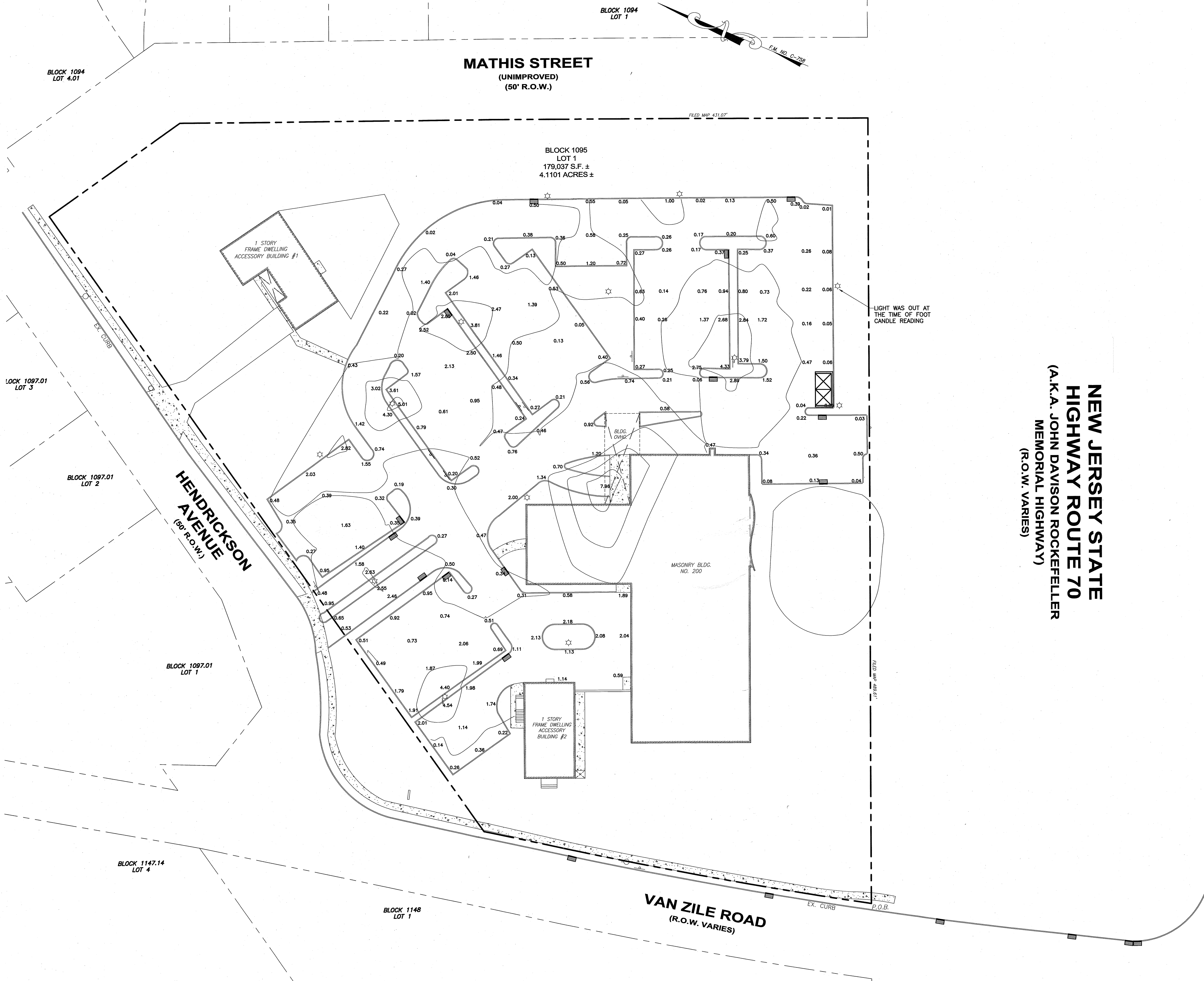
ZONE: R-7.5 (SINGLE FAMILY RESIDENTIAL ZONE)
CONDITIONAL USE - SCHOOL/HOUSE OF WORSHIP

	REQUIRED	LOT 1
MIN. LOT AREA	2.00 AC	4.11 AC
MIN. LOT WIDTH:	200'	
VAN ZILE ROAD:		233.54'
NJ STATE HIGHWAY ROUTE 70:		481.95'
HENDRICKSON AVENUE:		290.89'
MATHIS STREET:		486.01'
MIN. LOT FRONTAGE:	200'	
VAN ZILE ROAD:		246.91'
NJ STATE HIGHWAY ROUTE 70:		489.64'
HENDRICKSON AVENUE:		471.77'
MATHIS STREET:		531.12'
MIN. FRONT YARD SETBACK:	40'	
VAN ZILE ROAD:		72.69'
NJ STATE HIGHWAY ROUTE 70:		71.87'
HENDRICKSON AVENUE:		110.34'
MATHIS STREET:		183.29'
MIN. LOT DEPTH	90'	N/A
MIN. REAR YARD SETBACK	40'	N/A
MIN. SIDE YARD SETBACK	40'	N/A
MIN. AGGREGATED SIDE YARD SETBACK	40'	N/A
MIN. ACCESSORY FRONT YARD SETBACK:	N/A	
ACC. BLDG. #1: HENDRICKSON AVENUE:		74.53*
MATHIS STREET:		55.12*
ACC. BLDG. #2: HENDRICKSON AVENUE:		39.61*
VAN ZILE ROAD:		37.48*
MAX. IMPERVIOUS COVERAGE	70%	35.64%
MAX. BUILDING COVERAGE	30%	12.54%
MAX. BUILDING HEIGHT	35'	≤ 35'

* VARIANCE REQUIRED



CHANGE OF USE PLAN LAYOUT, DIMENSION & CONSTRUCTION DETAIL PLAN 200 VAN ZILE ROAD BLOCK 1095 LOT 1 BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY	
NEWLINES ENGINEERING & SURVEY CERTIFICATE #24GA26264200	315 Monmouth Avenue Suite 205 Lakewood, New Jersey 08701 Phone (732) 994-4900 Fax (732) 994-4999
GLENN D. LINES, P.E., P.P.	PROJECT NO. 21502
	DRAWN BY MB
OCT 27 2021	SCALE 1" = 30'
LICENSED PROFESSIONAL ENGINEER AND PLANNER STATE OF NEW JERSEY LICENSE NO. 33011 (P.E.) 4088 (P.P.)	DATE 08/31/2021
	SHEET 3 OF 5



NEW JERSEY STATE
HIGHWAY ROUTE 70
(A.K.A. JOHN DAVISON ROCKEFELLER
MEMORIAL HIGHWAY)
(R.O.W. VARIES)

NOTES

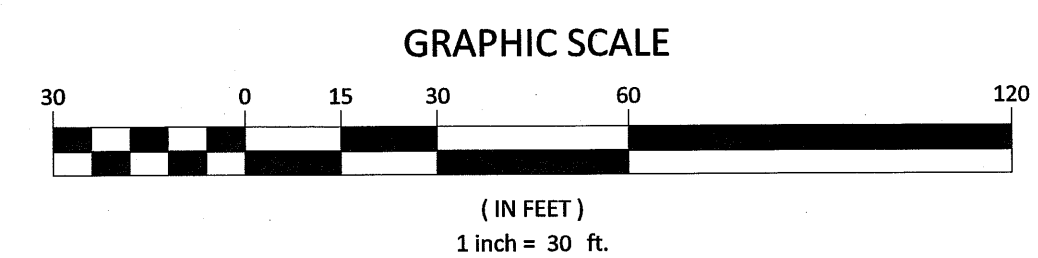
1. LIGHTING PLAN IS BASED OFF EXISTING LIGHTING.
2. SHOWN FOOT CANDLES LIGHTINGS WAS MEASURED BY NEWLINES ENGINEERING & SURVEYING ON 10/13/2021 AT NIGHT TIME HOURS

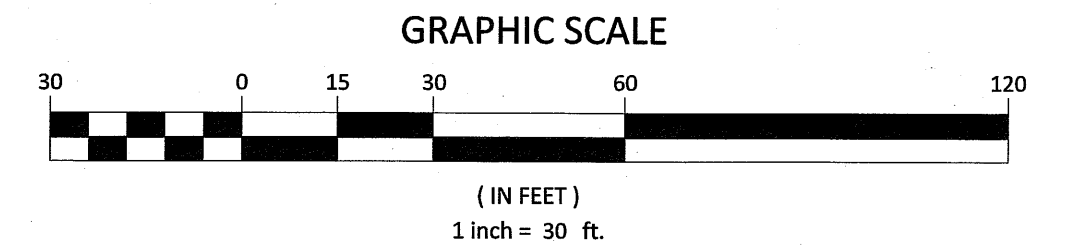
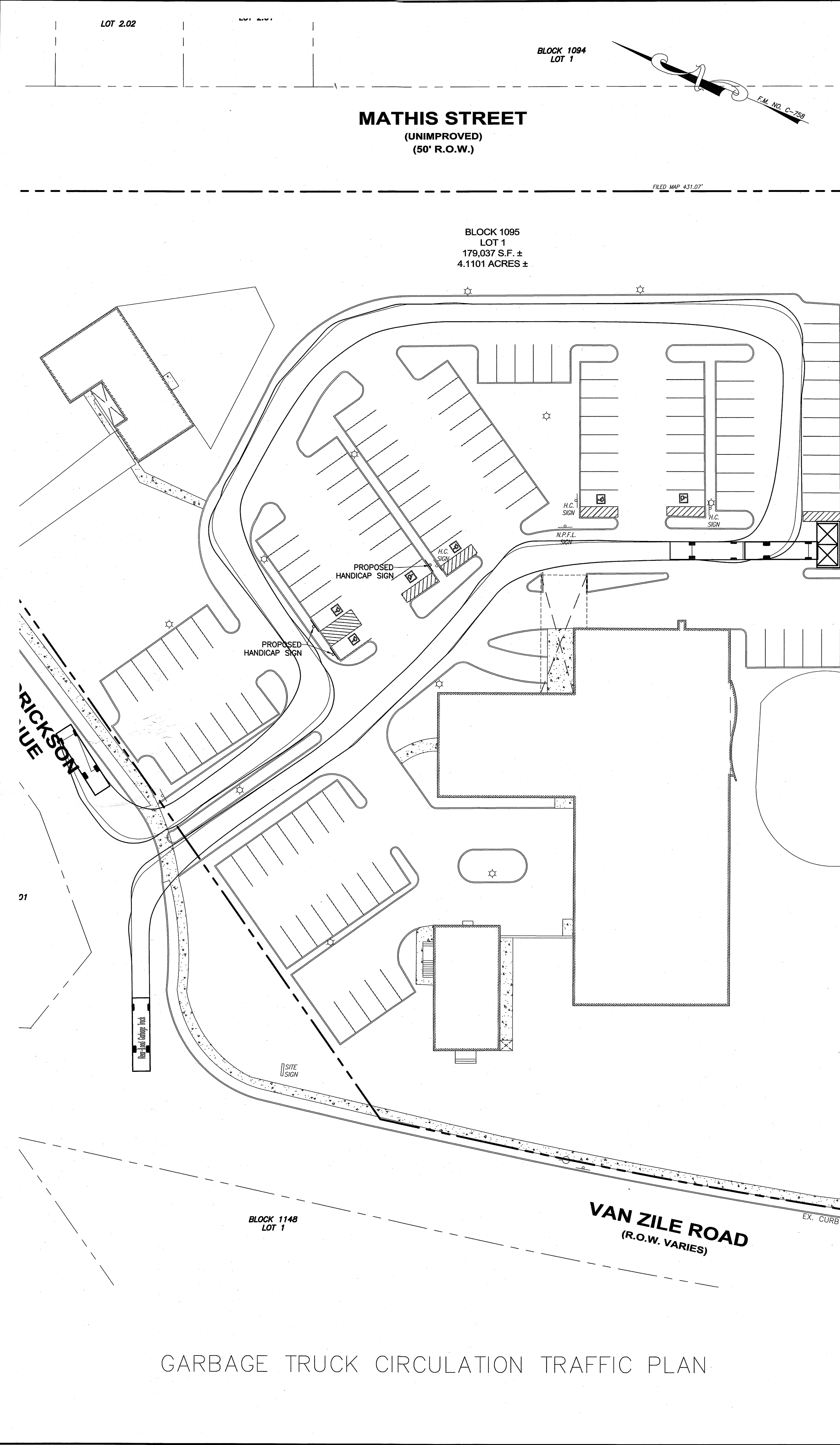
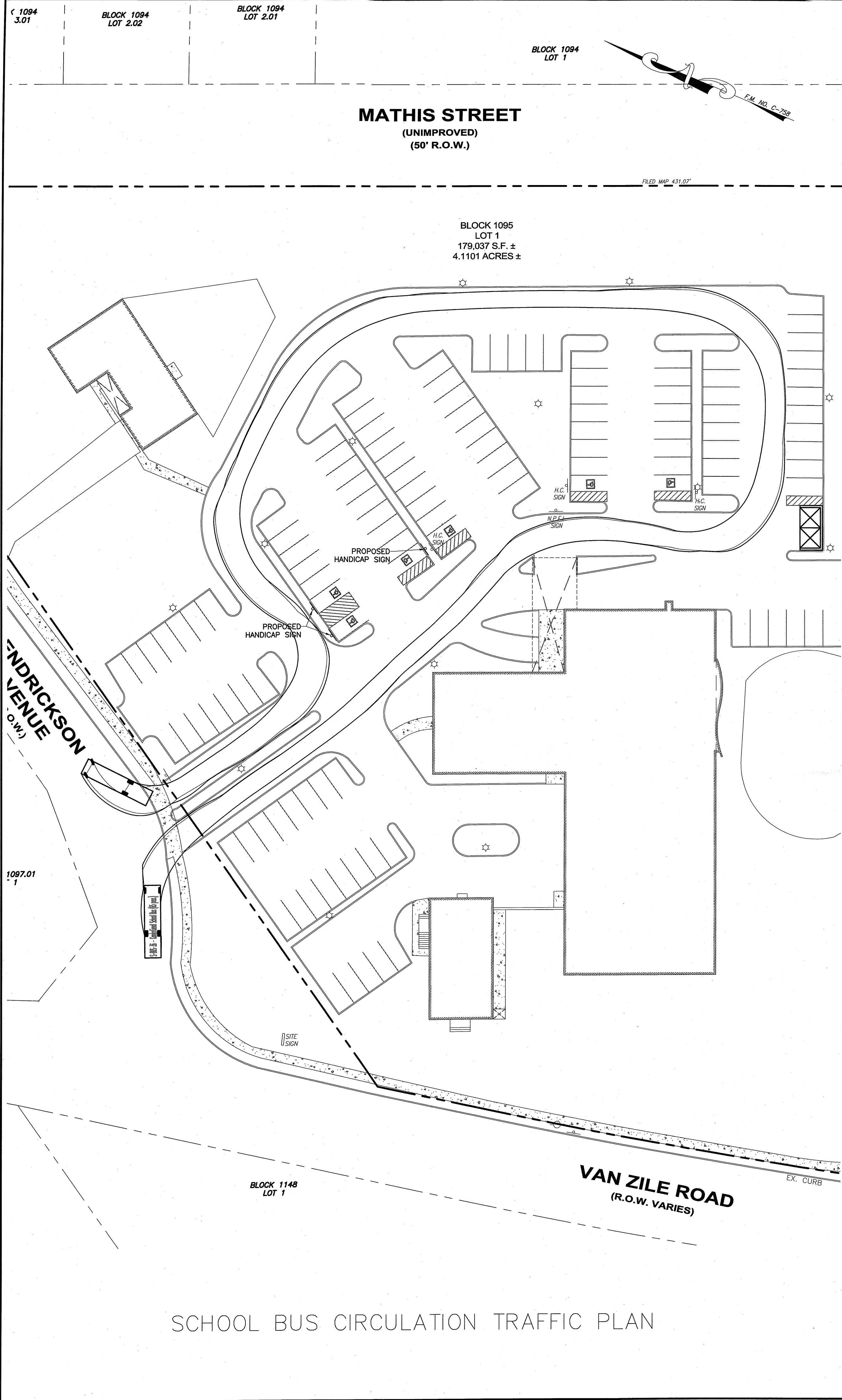
CHANGE OF USE PLAN
EXITING LIGHTING PLAN
200 VAN ZILE ROAD
BLOCK 1095 LOT 1
BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY



GLENN D. LINES, P.E., P.P.

PROJECT NO. 21502
DRAWN BY MB
SCALE 1" = 30'
DATE 08/31/2021
SHEET 4 OF 5





CHANGE OF USE PLAN
TRAFFIC CIRCULATION PLAN
200 VAN ZILE ROAD
BLOCK 1095 LOT 1
BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY



315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 994-4999

GLENN D. LINES, P.E., P.P.

LICENSED PROFESSIONAL ENGINEER AND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 36217 P.E. 4066 P.P.S.

OCT 27 2021

PROJECT NO. 21502
DRAWN BY MB
SCALE 1" = 30'
DATE 08/31/2021
SHEET 5 OF 5