

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application NO. _____

Planning Board _____ Zoning Board X Date of Submission 10 - 27 - 2021
Mo. Day Yr.

Application Fee \$ \$750.00
Escrow Fee \$ 2,000.00

A. Applicant Congregation Kehilos Yisroel
Name
401 Madison Avenue
Street Address
Lakewood NJ 08701
City & State Zip Code
732-905-9992 office@baisdin.org
Telephone # Listed () Unlisted () Email

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

Owner Same as above
Name

Street Address

City & State Zip Code

Telephone # Listed () Unlisted () Email

B. TYPE OF APPLICATION: New _____ Amended _____

- | | |
|----------------------------|------------------------------------|
| 1. Minor Subdivision _____ | 4. Site Plan-Prel. _____ |
| 2. Major Sub.-Prel. _____ | 5. Site Plan-Final _____ |
| 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>X</u> | |

C. PREVIOUS APPEALS OR ACTIVITY

No X Yes _____ If yes, date _____ - _____ - _____ Type Variance _____
Mo. Day Year

Approved _____ Disapproved _____

D. Location: 200 Van Zile Rd

Street Address

58 1095 1

Tax Map # Block (s) Lot (s) #

Type of Road: Cul-de-sac _____ Secondary _____

Minor _____ Major _____

Collector _____ Arterial _____

Number of proposed streets w/names:

N/A

Zone District:

Residential

R-5 _____

R-7.5 X

R-10 _____

R-15 _____

R-20 _____

R-R-1 _____

R-R-2 _____

R-R-3 _____

R-M _____

Business

B-1 _____

B-2 _____

B-3 _____

B-4 _____

Other

H-S _____

Office Professional/Light Industrial

O-P _____

O-P-T _____

M-1 _____

E. DESCRIPTION OF PROPOSED USED:

1. Present Use House of Worship
2. Proposed Use House of Worship and School
3. No. of Lots/Units 1
4. Brief Description of Application Change of Use, the current use is a House of Worship, the applicant is proposing to add the school use as well

5. Lot Size:

	Frontage/Width	Depth	Lot Area Sq. Feet	Lot Area Acres
<u>Proposed:</u>	<u>233.54'</u>	<u>N/A</u>	<u>179,037</u>	<u>4.11</u>
<u>Required:</u>	<u>200'</u>	<u>90</u>	<u>87,120</u>	<u>2.00</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>	Van Zile Road - 72.69' NJ State Highway Route 70 - 71.87' Hendrickson Ave - 110.34' Mathis Street - 183.29'	N/A N/A N/A N/A	N/A N/A N/A N/A
<u>Required</u>	<u>40</u>	<u>40</u>	<u>40</u>

7. Accessory Building Setback Requirements:

	Side	Rear	Required	Proposed
<u>Proposed</u>	_____	_____	MIN. ACCESSORY FRONT YARD SETBACK: ACC. BLDG. #1: HENDRICKSON AVENUE: MATHIS STREET: ACC. BLDG. #2: HENDRICKSON AVENUE: VAN ZILE ROAD:	N/A 74.53* 55.12* 39.61* 37.48*
<u>Required</u>	_____	_____		

8. Height:

Proposed _____
Max. Allowed _____

9. Percent of Lot Coverage Building

Proposed 12.54%
Allowed 30%

10. With Percent Impervious Coverage

Proposed 35.64%
Allowed 70%

11. Gross Floor Area

Proposed _____ Sq. Ft.
Min. Required _____ Sq. Ft.

12. Number of Parking Spaces:

	Off Street	Loading
<u>Proposed</u>	<u>117</u>	_____
<u>Min. Req.</u>	<u>7</u>	_____

13. Basis for determining parking requirements:

Employees _____ Units _____ Seats _____ Beds _____
Courts _____ Rooms _____ Stalls _____ Other _____

Show parking calculations: 1.5 Space per Classroom required: 6 proposed: 111
Handicap Spaces required: 1 Proposed: 6

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 N/A No N/A
Has application been approved? N/A Denied N/A Date _____
Comments N/A
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 _____ Existing X Above Ground _____
Propane _____ Proposed _____ Below Ground _____
4. Electric: Existing X Above Ground _____
Proposed _____ Below Ground _____

G. Has application been made to the Ocean County Planning Board? No

Approved _____ Denied _____ Date _____

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

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

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

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

245-298.2 Accessory Buildings within Setback

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

Undue hardship consideration (C1 or C2): Buildings are existing and
Due to the structure of the lot everything can be considered a
front yard thereby not allowing any accessory buildings

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

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

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.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Engineer/
Surveyor
Newlines Engineering
Name
315 Momouth Ave Suite 205
Address
Lakewood NJ 08701
City State Zip Code
732-994-4900 info@newlinesnj.com
Phone # Email
2. Architect
Rise Architecture
Name
36 Airport Road, Suite 402
Address
Lakewood N.J. 08701
City State Zip Code
908-674-8717 shimon@risearchitecture.com
Phone # Email
3. Site Planner
Name
Address
City State Zip Code
Phone # Email
4. Attorney
Adam Peffer
Name
2110 W. County Line RD
Address
Jackson NJ 08527
City State Zip Code
732-364-7333 info@lspglegalgroup.com
Phone # Email

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

This will certify that David Gluck
Title President of (Corporation Name & Address)
Cong. Kehilas Yisrael
401 Madison Ave Lakewood NJ 08701
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)

Corporate Name
Cong. Kehilas Yisrael
[Signature]
President David Gluck

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.

David Gluck

P. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

David Gluck 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 27th day:
of October, 20 21 :

YITZCHOK NEUSTADT
NOTARY PUBLIC OF NEW JERSEY
Comm # 50114161
My Commission Expires Oct. 7, 2024

[Signature]
Applicant to sign here

Q. AFFIDAVIT OF OWNERSHIP:
STATE OF NEW JERSEY

COUNTY OF OCEAN

David Gluck of full age being duly sworn according to law on oath
deposed and says, that all the deponents reside at 19 Dena ct
in the Township of Lakewood of and State of New Jersey
that Cong. Kehilos Yisrael 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) 1059
Lot (s) 1
Street Address 200 Van Zile rd

Sworn and Subscribed to
before me this 27th day
of October, 20 21:

YITZCHOK NEUSTADT
NOTARY PUBLIC OF NEW JERSEY
Comm # 50114161

My Commission Expires Oct. 7, 2024
R. AUTHORIZATION BY OWNER:

[Signature]
(Owner to Sign Here)

(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:

Cong. Kehilos Yisrael is hereby authorized to make the within application.

Dated: 10/27/21

[Signature]
Owners Signature

S. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

() Applicant () Owner (X) Attorney

Name and Firm Levin, Shea Pfeiffer & Goldman, P.A.

Address 2110 W. county line rd, Suite 2 Jackson NJ 08527

T. WITNESS FOR APPLICANT

Identifying letter to proceed name of witness:

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

1. _____
Name
3. _____
Name
5. _____
Name

2. _____
Name
4. _____
Name