

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application NO. PB-2839-PSP-8/19

Planning Board X Zoning Board _____ Date of Submission 9 - 3 - 2019 (revised application)

Mo. Day Yr.

Application Fee \$ 1500 + 750 = 2250⁰⁰
Escrow Fee \$ 2500 F. 2000 = 4500⁰⁰

A. Applicant The Kamson Corporation
Name
270 Sylvan Avenue
Street Address
Englewood Cliffs, NJ 07632
City & State Zip Code
(201) 871-2372 grivera@kamsoncorp.com
Telephone # Listed () Unlisted () Email

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

Owner Leon Rothkopf Partnership, LP
Name
3910 Little Avenue
Street Address
Coconut Grove, FL 33133
City & State Zip Code
(305) 663-8112 c/o Joe Falowitz
Telephone # Listed () Unlisted () Email

B. TYPE OF APPLICATION: New X Amended _____

- | | |
|----------------------------|------------------------------------|
| 1. Minor Subdivision _____ | 4. Site Plan-Prel. <u>X</u> |
| 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 _____ Yes _____ If yes, date _____ - _____ - _____ Type Variance _____
Mo. Day Year

Approved _____ Disapproved _____

	Frontage/Width	Depth	Lot Area Sq. Feet	Lot Area Acres
Proposed:	<u>n/a / n/a</u>	<u>n/a</u>	<u>409,028 sf</u>	<u>9.39 ac</u>
Required:	<u>75 ft / 200 ft</u>	<u>200 ft</u>	<u>87,120 sf</u>	<u>2 ac</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>76 ft</u>	<u>n/a</u>	<u>n/a</u>
<u>Required</u>	<u>75 ft</u>	<u>30 ft</u>	<u>50 ft</u>

7. Accessory Building Setback Requirements:

	Side	Rear
<u>Proposed</u>	<u>n/a</u>	<u>n/a</u>
<u>Required</u>	<u>20 ft</u>	<u>50 ft</u>

8. Height:

<u>Proposed</u>	<u>2 stories</u>
<u>Max. Allowed</u>	<u>n/a</u>

9. Percent of Lot Coverage Building

Proposed 9.27%

Allowed 30%

10. With Percent Impervious Coverage

Proposed 66.5%

Allowed 70%

11. Gross Floor Area

Proposed 74,999 Sq. Ft.

Min. Required 2,000 Sq. Ft.

12. Number of Parking Spaces:

Proposed	<u>Off Street</u> <u>see plan cover sheet</u>	<u>Loading</u> <u>see plan cover sheet</u>
Min. Req.	_____	_____

13. Basis for determining parking requirements:

Employees _____ Units _____ Seats _____ Beds _____

Courts _____ Rooms _____ Stalls _____ Other _____

Show parking calculations: 375 spaces required, 456 provided

F. UTILITIES

1. Water: Will the applicant require new water supply in street? Yes X No
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 No X
Has application been approved? Denied Date
Comments Application forthcoming
2. Sewerage: Will this application require new sewage lines in streets? Yes X No
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 X Below Ground X
4. Electric: Existing X Above Ground X
Proposed X Below Ground

G. Has application been made to the Ocean County Planning Board? ~~No~~ Yes; no action on application yet.
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 X (n/a)

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

N/A except with respect to Section 245-311(J), which requires parking stalls to be 10' x 18',
whereas the Applicant proposes certain 9' x 18 and 6' x 12' stalls.

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

Undue hardship consideration (C1 or C2): De minimis deviation; strict application of the Ordinance
would resolut in peculiar & exceptional practical difficulties to & undue hardhsip upon the Applicant. Benefits of
the deviation would substantially outweigh any detriment. To be further addressed via planning testimony.

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 X (n/a)

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>5</u>	Preliminary & Final Site Plan	<u>6 - 18 - 2019</u>		
2.	<u>5</u>	Boundary & Topo Surveys	<u>1 - 31 - 2014</u>		
3.	<u>5</u>	Architectural Drawings	<u>7 - 9 - 2019</u>		
4.	<u>5</u>	Stormwater Management Report & O & M Manual	<u>7 - 22 - 2019</u>		
5.	<u>5</u>	Traffic Impact Report	<u>7 - 18 - 2019</u>		

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

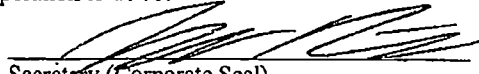
1. Engineer/ Surveyor	Andrew L. French, P.E., French & Parrello Associates Name 1800 Rte 34, Suite 101 Address Wall NJ 07719 City State Zip Code 732.312.9800 andrew.french@FPAengineers.com Phone # Email
2. Architect	Brad Barker, AIA, LEED AP BD+C, The Barnett Group, LTD Name 1998 Springdale Road, Suite 101 Address Cherry Hill NJ 08003 City State Zip Code 856.751.8800 bbarker@thebarnettgroup.com Phone # Email
3. Site Planner	Name Address City State Zip Code Phone # Email
4. Attorney	Marc D. Policastro, Esq., Giordano, Halleran & Ciesla, P.C. Name 125 Half Mile Rd, Suite 300 Address Red Bank NJ 07701 City State Zip Code 732.741.3900 mpolicastro@ghclaw.com Phone # Email

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

This will certify that Gil Rivera
Title Vice President, Development of (Corporation Name & Address)
The Kamson Corporation, 270 Sylvan Ave., Englewood, NJ 07632

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)

The Kamson Corporation
Corporate Name

ROBERT PETERSON

JEFF KURTZ
President

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.

Richard Kurtz, 235 Banyan Road, Palm Beach, FL 33480 - 95%
JEFF KURTZ, 29 Teller Avenue, Alpine, NJ 07620 - 5%

P. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

JEFF KURTZ 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 31st day:
of July, 2019:

Zaklina Blazewski

ZAKLINA BLAZEWSKI
Commission # 2408095
Notary Public, State of New Jersey
My Commission Expires
May 02, 2021

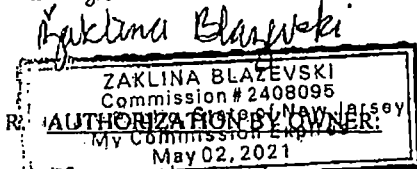

Applicant to sign here

Q. AFFIDAVIT OF OWNERSHIP:
STATE OF NEW JERSEY

COUNTY OF OCEAN

Rose Falowitz of full age being duly sworn according to law on oath
deposed and says, that all the deponents reside at 3910 Little Avenue, Coconut Grove
in the County of Miami-Dade of and State of Florida
that the Leon Rothkopf Partnership, LP 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) 1171
Lot (s) 2
Street Address 1568 Route 88, Brick, NJ

Sworn and Subscribed to
before me this 2nd day
of August, 2019:



Rose Falowitz G.P.
(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:

The Kamson Corporation is hereby authorized to make the within application.

Dated: 8/2/19

Rose Falowitz G.P.
Owners Signature

S. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

() Applicant () Owner (X) Attorney

Name and Firm Marc D. Policastro, Esq. Giordano, Halleran & Ciesla, PC

Address 125 Half Mile Road, Suite 300, Red Bank, NJ 07701

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 Andrew French, P.E.
Name

2. E Brad Barker, AIA
Name

3. E John H Rea, PE
Name

4. _____
Name

5. _____
Name