

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR-PZ 10302565

BRICK TOWNSHIP PLANNING BOARD

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL

RESOLUTION: R-69-92

Page -1-

CASE NO. PB-2036-(1676)ASP-12/91

November 12, 1992

WHEREAS, Vornado, Inc., having a mailing address of Park 80 West, Plaza II, Saddlebrook, NJ 07662, has applied to the Brick Township Planning Board for amended preliminary and final major site plan approval pursuant to N.J.S.A. 40:55D-46 & 50; and

WHEREAS, proof of service as required by law upon appropriate property owners and governmental bodies has been furnished and determined to be in proper order; and

WHEREAS, a public hearing was held in the municipal building on October 28, 1992, at which time testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, the Board makes the following factual findings and findings of law:

1. This property is designated as Lots 7, 8, 9.03, 15 and 16, Block 701 on the Municipal Tax Map.
2. The property is located in the B-3 zone.
3. The applicant proposes to construct three trash compactor enclosures, provide a truck overflow parking area

File-2
Vornado
Keyes
BerKowitz
Fitzsimmons
Zarve 1/
Bldg
Eng-2
Zoning
BFS-
S.J.C.
Code Enf.

RESOLUTION: R-69-92

Page -2-

CASE NO. PB-2036-(1676)ASP-12/91

November 12, 1992

behind the area commonly known as Caldor's and reduce the amount of parking spaces provided by seven spaces. Further, the applicant requests permission to erect "No Litter" signs as requested by the Township Building Department.

4. During the course of the presentation of this case, the applicant withdrew its request for trailer parking to be provided at the rear of the building. Accordingly, the Board makes no findings with respect to that request, except to note that trailer parking will not be permitted unless approval for such use is secured in the future from the Board.

5. The Board's Engineer, T & M Associates, prepared a report to the Board dated July 23, 1992. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

6. The Board finds it is appropriate to grant the applicant's request to erect "No Litter" signs as requested by the Township Building Department in an effort to reduce the debris at the site.

7. Compactor Pad A area should be redesigned to provide an access aisle as required by the zoning ordinance.

8. Compactor Pad C area should be relocated within the existing paved area on the site. The proposed location of this accessory structure is within three feet of the property line,

RESOLUTION: R-69-92

Page -3-

CASE NO. PB-2036-(1676)ASP-12/91

November 12, 1992

instead of the required 20 foot setback. The Board finds the applicant has failed to provide sufficient reasons to permit the requested relief to be granted, and an alternate location will reasonably permit the placement of this trash compactor on the property.

9. Subject to the modifications provided in paragraphs 7 and 8 above, the Board finds the applicant has complied with the requirements of the site plan ordinance and the overall development of this property is consistent with the intent and purpose of the municipal development ordinance. Accordingly, the Board finds the relief requested can be granted and will not impair the intent and purpose of the Township zoning ordinance or master plan.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 12th day of November , 1992, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions for site plan approval as set forth on Attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or the applicant's representatives during the presentation of this application.

3. The applicant shall comply with all conditions proposed in the Board's engineering report of July 23, 1992.

RESOLUTION:

Page -4-

CASE NO. PB-2036-(1676)ASP-12/91

November 12, 1992

4. The green bank parking spaces represented by the landscape islands and the green bank spaces nearest Chambers Bridge Road shall be eliminated so that these areas remain permanently landscaped.

5. The parking spaces in the area in front of the building to the first north/south access aisle shall be reduced in size to 9' x 20' in order to increase the availability of parking in this area.

6. Shopping carts shall not be stored in the parking lot, sidewalks or any other exterior area of the site. All carts must be stored within the confines of the structures at the site.

7. The applicant shall submit a lighting plan for the rear of the building to meet all ordinance requirements. The plan shall be subject to the review and approval of the Board's Engineer.

8. The applicant shall erect a six foot high chain link fence along the rear of the entire building. The fence shall have a locked gate to provide fire and emergency access to adjoining properties. Keys for the gate shall be provided to municipal fire officials.

9. The trash compactors shall be of the style testified to by the applicant's representatives. The enclosures shall have

RESOLUTION: R-69-92

Page -5-

CASE NO. PB-2036-(1676)ASP-12/91

November 12, 1992

locks at the access points to permit entry only by a key or computer card. Keys and/or computer cards permitting access to the trash compactors shall be provided to municipal fire officials.

10. The no litter signs to be erected shall comply with all ordinance requirements, and shall bear appropriate references to the municipal ordinance prohibiting littering.

11. Striping shall be required by the fire hydrant to designate a loading zone. The location and extent of the striping shall be subject to the review and approval of the Bureau of Fire Safety.

12. The parking lot shall be cleaned on a daily basis between the hours of 6:30 a.m. and 8:30 a.m. to reduce the impact of noise from this activity upon residential properties.

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION: R-69-92

Page -6-

CASE NO: PB-2036-(1676)ASP-12/91 November 12, 1992

1. Applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act."

2. All materials, methods of construction and details shall be in conformance with the current "Engineering Specifications and Construction Details" of the Township of Brick, which are on file in the office of the Township Engineer.

3. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a change in the plans approved by this Board, the applicant must reapply to the Brick Township Planning Board for approval of that change.

4. Applicant shall resubmit this entire proposal for re-approval should there be any deviation from the terms and

RESOLUTION: R-69-92

Page -7-

CASE NO. PB-2036-(1676)ASP-12/91 November 12, 1992

conditions of this Resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant.

5. Applicant shall provide a statement from the Brick Township Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.

6. Prior to the issuance of a construction permit, the applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.

7. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

8. No soil shall be removed from the site without the written approval of the Township Council.