

BRICK, TOWNSHIP OF (PLANNING AND ZONING DEPT.)



BRICK TOWNSHIP PLANNING BOARD
SITE PLAN APPROVAL WITH WAIVERS
RESOLUTION R-90-85 September 11, 1985
CASE NO. 1534-PSP/FSP-2/85

WHEREAS, application has been made by Carteret Savings & Loan Association, Contract Lessee, Lanthorp Enterprises, Inc., owners of Lots 7, 8, 15, 16, Block 701, Brick Township Tax Map, for site plan approval for the construction of a 2,369 square foot building to be utilized for a banking facility, together with design waivers for four (4) signs, a maximum of two (2) permitted, and for lack of sidewalk along Route 70, sidewalk installation being required; and

WHEREAS, proper service has been made upon all of the property owners within 200 feet of the premises in question, and proper notice and publication has been made as required by New Jersey Statute, and proper proof of service has been filed by the applicant with the Planning Board of the Township of Brick; and

WHEREAS, the Planning Board having considered the application and plans filed with its Secretary, and having heard the witnesses and evidence and examined the exhibits of the parties in interest, and having heard and considered the comments of the public, if any, on the 14th day of August, 1985, and

*Title-2
Contract S&L
Rush
Loyall
Molone
Guliano
Bledy
Eng
Zoning*

In conjunction with this Resolution, the Board has made the following findings of fact:

1. The applicant, Carteret Savings & Loan Association is the Contract Lessee of the premises, Lanthorp Enterprises, Inc. is the owner.

2. The premises are located in the B-3 Business Zone.

3. The proposed use of the property as a banking facility complies with the use requirements of the Zoning Ordinance of the Township of Brick.

4. The applicant proposes the following design waivers:

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
A. Signs	Up to 2 units	4 units
B. Sidewalk	Along Route 70	None

5. The requested design waivers are reasonable requests under the circumstances, since compliance with the requirements of the Site Plan Ordinance are impractical at this location, and would exact undue hardship on the applicant because of peculiar conditions pertaining to the subject property for the following reasons:

A. Because of the location of the facility within an existing shopping center parking area and alongside a major State highway, more than the two signs permitted by ordinance are needed in order to properly identify the proposed banking facility on four sides.

B, No sidewalks are presently provided along Route 70 because of lack of pedestrian use. Additionally, any sidewalks which may be constructed by the applicant would have no link up to any other sidewalks since there are none in the area.

6. The Planning Board further determines that since the proposed bank facility is a permitted use in the B-3 Zone, the Planning Board finds that the applicant is entitled to site plan approval, and that this approval with design waivers can be granted with no substantial detriment to the surrounding area and public good, and there will be no substantial impairment to the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Brick, provided that the conditions set forth hereafter are complied with by the applicant.

NOW, THEREFORE, BE IT RESOLVED that the application of Carteret Savings & Loan Association for site plan approval for Lots 7, 8, 15, and 16, Block 701, Brick Township Tax Map, for the construction of a 2,369 square foot building for a bank facility, together with associated parking and other improvements and for design waivers as set forth above, for four signs and lack of sidewalks is hereby approved on the day of September, 1985, subject to the following conditions:

1. Applicant shall comply with all standard Planning Board conditions for site plan approval, as set forth on Attachment "A".
2. Applicant shall comply with all representations and agreements made by applicant or applicant's representatives during the consideration of this application.
3. Applicant shall comply with all conditions and requirements set forth in the reports of the Planning Board Engineer dated June 25, 1985 and Township Planner dated August 14, 1985 (paragraphs 2, 4 and 6) applicable to this application.
4. Applicant shall specifically comply with the following conditions as a condition of this site plan approval:

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A. Directional/destination signage shall be installed at the main driveway exit to make clear that it is for Route 70 westbound traffic only.

MOVED BY: Mr. Gunther

SECONDED BY: Mr. Scherer

VOTING IN THE AFFIRMATIVE: Mr. Cevasco

Mr. Geller Mrs. Hartman Mr. Scherer Mr. Vespi

Mr. Gunther Councilman Scarpelli

VOTING IN THE NEGATIVE:

DISQUALIFIED FROM VOTING: Mr. Taubenkimel

ABSTAINING:

ABSENT: Mr. Cierzo Mayor Newman

INELIGIBLE TO VOTE: Mr. Hayes

CERTIFICATION

I, E. JOAN KULL, Clerk to the Planning Board of the Township of Brick, County of Ocean, State of New Jersey, do hereby certify that the foregoing resolution was duly passed by the said Planning Board of the Township of Brick at a regular meeting held on the 11th day of September, 1985.

IN WITNESS WHEREOF, I have set my hand this 12th day of September, 1985.



E. JOAN KULL

Planning Board of the Township of Brick

ATTACHMENT A

STANDARD PLANNING BOARD CONDITIONS FOR SITE PLANS

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1. Applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with Public Law 1975, Chapter 251, "Soil Erosion and Sediment Control Act."

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

3. Applicant shall obtain any other approvals with respect to submission to any other federal, state, county or municipal agency having jurisdiction over same. Upon receipt of the approval, the applicant shall supply a copy of said permit or permits to the Board. In the event that any other jurisdictional agency requires a change in the applicant's plans, the applicant must reapply to the Brick Township Planning Board for approval of that change.

4. Applicant shall resubmit this entire proposal should there be any deviation from this Resolution or the submitted documents which are hereby made a part hereof and shall be binding on the applicant.

5. Applicant shall supply evidence by way of a statement from the Brick Township Tax Collector that all taxes are paid to date at the date of the fulfillment of the conditions of this resolution.

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

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7. Before the issuance of a building permit, the applicant shall furnish the Township Clerk with a performance bond in an amount to be determined by the Township Engineer. Said performance bond shall be updated on a six (6) month basis at the discretion of the Township Engineer.

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