

**BRICK,
TOWNSHIP
OF**
(Planning/Zoning)

372

Camp Realty Corp.

Site Plan

81-869-1; Lots 4-7; 14-17

Ordered 7/28/71 / Cond.



Oxford

STOCK No. 753 $\frac{1}{2}$

MADE IN U. S. A.

Distribution

1. Powers 2/18/71

2. Cross 2/18/71

**SITE PLAN APPLICATION
TOWNSHIP OF BRICK**

MUST BE FILED WITH THE CLERK TO THE PLANNING BOARD OF BRICK TOWNSHIP AT LEAST FIFTEEN (15) DAYS PRIOR TO THE SCHEDULED MEETING, WITH FILING FEES (MINOR SITE PLANS - \$25.00; MAJOR SITE PLANS - \$25.00 PER ACRE, WITH A MINIMUM FEE OF \$100.00) ALL FEES IN CASH OR CERTIFIED CHECK.

APPLICATION NO. 372 FILED 2/18, 1971

APPLICATION FOR SITE PLAN APPROVAL

To: BRICK TOWNSHIP PLANNING BOARD:

Application is hereby made for Site Plan Approval, in accordance with the provisions of Article XIX, Ordinance 62-70 (200-R) of the Brick Township Zoning Ordinance.

1. Location: South side Highway #88 150 ft. East of Barbara Lane and
150 ft. West of Kenneth Place.
869-1, 4, 5, 6, 7, 14, 15, 16 & 17
(Block) (Lot Nos.)

2. Area of tract (in acres): 40,000 sq. ft.

3. Are road or other improvements to be constructed? No new roads

4. Proposed use and/or development plans: Commercial building consisting of eight stores.

If Apartments: Total Units..... No. of 1 Bedroom..... No. of 2 Bedroom.....

5. Applicant's Name: Camp Realty Corporation, New Jersey, Pierre Exarhos
(If a Corporation - State of Incorporation & Registered Agent)

Address: 126 Meadow Point Road, Point Pleasant, N.J. 08742

Phone:

6. Name and address of present owner (if other than applicant):

Name: Estate of Gustave J. Kieser (former resident of Brick Twp.)

Represented by:

Address: William T. Hiering, Esq., Court House Square, Toms River, N.J.,

7. Name and address of persons preparing plans:

Architect Alfred Rola, 818 Trenton Avenue, Point Pleasant, N.J.

Phone: 892-7236

Engineer Morris & Glasgow, Inc. 1119 Arnold Avenue, Point

Pleasant, New Jersey Phone: 899-0965

8. Signature of applicant: CAMP REALTY CORPORATION

899-5655 Call Rogers

PIERRE EXARHOS
Attorney for applicant

Received by: Jane Canale Date: 2/17/71

Action Taken:

Approval or rejection: Date:

NOTE:

Variance being
applied for
subdivision in
progress

APPLICATION FOR VARIANCE OR EXCEPTION
BOARD OF ADJUSTMENT, TOWNSHIP OF BRICK

Cal. No. _____ Filed _____ 19. _____

Disposition _____ Hearing _____ 19. _____

To the Board of Adjustment:

An appeal is hereby made for a variance from or an exception according to the terms of ~~Sections~~ Article 3 of the Zoning Ordinance/so as to permit the erection of a commercial building consisting of 8 stores containing approx. 9,900 sq. ft. Said building to occupy the rear portions of Lots 4, 5, 6 & 7 & the rear portions of Lots 14, 15, 16 & 17 in Tax Blk # 896-1 (Zone B-3 & R-10) & so situate as to be 17.50 ft. from the East line of the property in question & 17.50 ft. from the west line of the property in question & to permit off street parking of automobiles on Lots 14, 15, 16 & 17, Blk 869-1 (see attached

This appeal is based on the (decision rendered) (order issued) by the Building Official dated _____ and reading as follows: Building permit denied.Section of Revised Statutes Upon Which Appeal Is Based 40:55-39-D

DESCRIPTION OF PROPOSED STRUCTURE OR USE

6, 7, 14, 15, 16 & 17, Blk No. 869-1

PREMISES AFFECTED known as Lot Nos 4, 5, 6, 7 Block No. _____ on the Tax Map of Township of Brick.Located at 150 ft. West of Barbara Lane and 150 ft. East of Kenneth Placebounded by Highway #88 on the North & Kieser Blvd. on the South
Applicant Camp Realty Corporation Address 126 Meadow Point Rd., Point Pleasant, N.J.Owner Estate of Gustave J. Kieser Address William T. Hiering, Esq., Court House Square Toms River, N.J.

Leasee _____ Address _____

Zone R-10Last previous occupancy vacantSize of lot 40,000 square feetFront 200 feet; Depth 200 feet; Width 200 feetSize of Building: (at street level) 165 feet front: 60 feet deep

Percentage of lot occupied by buildings _____ %

Height of Building 14 ft. stories one feetSet back from rear property line 65 feetSet back from front property line 75 feetSet back from side property line 17.50 feetPrevailing set-back of adjoining buildings within block approx. 60 feetHas there been any previous appeal involving these premises? No

If so, state character of appeal and date of disposition _____

The reasons for the present application or appeal are as follows:

See attached

ATTACHED HERETO
AND MADE A PART OF THIS APPLICATION
I SUBMIT THE FOLLOWING:

(Note: All these papers must be submitted with application)

- (a) Copy of Building Application and/or a true copy of the Official Order issued by the Building Official, together with plans of proposed building and Form L—Denial by Zoning Officer.
- (b) FOUR (4) Copies of a certified survey of the property; if a present building exists, the survey shall be a certified "location survey," and clearly indicate such building thereon with all front, side and rear yard dimensions, together with "prevailing set-back" dimensions.
- (c) FOUR Copies of a Plot Plan (if a new building), and clearly indicate such building thereon with all front, side and rear yard dimensions, together with "prevailing set-back" dimensions.

AFFIDAVIT OF APPLICANT

STATE OF NEW JERSEY

ss.

COUNTY OF OCEAN

MORTIMER A. ROGERS,

~~XXXXXXXXXXXXXX~~

Camp Realty Corporation

on behalf of of full age, being duly sworn according to law, on oath deposes 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 29 day

of January, 19 71

Josephine Rogers
A Notary Public of the State
of New Jersey

My Commission expires April 27,
1975,

Applicant to sign here

~~XXXXXXXXXXXXXX~~

MORTIMER A. ROGERS,
Attorney for Applicant

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

ss.

COUNTY OF OCEAN

of full age, being duly sworn according to law on oath deposes and says,

that deponent resides at in the (City) (Town) (Township) (Borough) of

in the County of and State of

that is the owner in fee of all that certain lot, piece or parcel of

land situated, lying and being in the Township of Brick aforesaid and known and designated as Number

Sworn and subscribed to

before me this day

of 19

A Notary Public of the
State of New Jersey

(Owner to sign here)

AUTHORIZATION — FOR CONTRACT PURCHASER

(If Contract Purchaser is making this application, the following authorization must be executed).

To the Board of Adjustment:

on behalf of Camp Realty Corporation

Pierre Exarhos/ is hereby authorized to make the within application.

Dated: January 4, 1971

William T. Hiering
of Gustave J. Kieser
(Owner to sign here) of the Estate

(Note: Contract Purchaser must produce a signed copy of the contract for the Board of Adjustment at the hearing.)

RIDER TO APPLICATION FOR VARIANCE OR EXCEPTION
BOARD OF ADJUSTMENT, TOWNSHIP OF BRICK-FORM A.

and to further permit parking facilities for forty-six (46) automobiles, rather than that prescribed by the Ordinances.

Reasons are as follows:

The property in question is unique in that its physical boundaries consist of two public highways on the North and South which affect its use and development. Only one-half of the premises in question are currently zoned for commercial use and it is not possible to acquire any additional business zoned property to establish a greater depth to comply with the existing rigid requirements of the controls of Zone B-3. This condition is created by the existence of a major state highway abutting the property on the North. The rear 100 ft. of the premises are zoned for residential use, but the character of the area and the use of adjoining lands is contrary thereto. By utilizing the property in question a proposed buffer zone would be created to protect the residential neighborhood to the West of Kieser Boulevard, bounding the property on the South.

1

ADDENDUM TO APPLICATION FOR VARIANCE - FORM A-1

The following information is offered to supplement the matters set forth in Form A of which this is a part and to otherwise supplement the data and information set forth on the Plot Plan filed herein which is incorporated herein by reference.

Item matters a, b, c, d, e f and g referred to in Form A-1 have been shown and depicted on the Plot Plan herewith submitted.

Item h. - The signs that will be displayed will be affixed to the roof of the building facing Highway #88.

Item i. - The building will be of masonry construction, colonial styling - with a blue-gray stone face.

Item k. - No recreational facilities are to be provided.

Item l. - Not applicable; it is the intention to establish retail stores of a merchandising nature. No tenants have yet been secured.

Item m. - It is proposed to divide the building into eight (8) retail service establishments and anticipate the number of employees per shift to be approximately one (1) per unit or eight (8) in number. Said employee will be instructed to park in the rear of the building.

Item n. - Retail merchantdising establishments. It is expected the commercial establishments will operate six (6) days per week from eight o'clock A.M. to six o'clock P.M.

Item o. - Refuge storage is shown on site plan.

Item p. - Your applicant urges that there is a need for convenient service stores in the area in question to service the citizens of Laurelton Heights and surrounding developments. It

ADDENDUM TO APPLICATION FOR VARIANCE - FORM A-1

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Item o. - Refuge storage is shown on site plan.

Item p. - Your applicant urges that there is a need for convenient service stores in the area in question to service the citizens of Laurelton Heights and surrounding developments. It

is further urged that the proposed use of the premises is the best use to which the land may be put, and that the proposal is logical, sound and a valid economic use of the real property in question.

Item q. - The property in commercial use if a variance is granted will be managed and operated by Pierre Exarhos, an officer and director of the corporate owner, Camp Realty Corporation.

Item r. - one-half of real property is situate in the R-10 Zone and the remaining one-half is situate in the B-3 Zone. Abutting properties are situate in the B-3 Zone and R-10 Zone, respectively.

Item s. - Attached hereto are photographs depicting the four compass points directed away from the property North, South East and West.

SPONSORED BY _____

INTRODUCED BY _____

SECONDED BY _____

MOVED BY _____

R E S O L U T I O N

WHEREAS, it appears:

a. Camp Realty Corporation has made application to the Brick Township Board of Adjustment pursuant to Case #717 for a variance pursuant to the provision of R.S.40:55-39 (d) to permit a variance to erect a commercial building consisting of 8 stores, containing approximately 9,900 square feet, said building to occupy the rear of Lots 4, 5, 6 & 7 and the rear portions of Lots 14, 15, 16 & 17 in Block 869-1 and so situated so as to be 17.50 feet from the East line of the property in question and 17.50 feet from the West line of the property in question, and to permit off street parking on Lots 14 through 17 for 46 automobiles rather than that prescribed by Ordinance, all being in the B-3 and R-10 zones; and

b. Said application was heard by the Board of Adjustment which adopted a Resolution setting forth findings and conclusions as required by statute in such case made and provided; and

c. A variance under and pursuant to said Statute has been recommended for approval by the Township Council to permit the variance noted in Paragraph "a" of this Resolution, subject to conditions set forth by the Board of Adjustment's Resolution adopted the 19th day of May, 1971; and

d. The granting of such a variance does not impair the overall intent and purpose of the comprehensive zoning

Approved as
to form and
legality

FRANKLIN H.
BERRY, JR.
Twp. Atty.

10-10

Ol. Bd

ordinance of this municipality:

NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BRICK, COUNTY OF OCEAN AND STATE OF NEW JERSEY, AS FOLLOWS:

1. The recommendations approved by the Board of Adjustment and set forth in their Resolution adopted May 19, 1971, with respect to the use of the above described premises be and the same are hereby approved subject to the performance of the conditions set forth.

2. The Township Clerk shall send a certified copy of this Resolution to each of the following:

- (a) Camp Realty Corporation
- (b) Secretary Brick Township Board of Adjustment.

C E R T I F I C A T I O N

I, WILLIAM E. JOHNSON, Clerk of the Township of Brick, do certify that the foregoing Resolution was duly passed by the Township Council of the Township of Brick at a regular meeting of said Council held on the 22 day of June , 1971.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the seal of this Township this 22 day of June , 1971.


WILLIAM E. JOHNSON, Township Clerk

RESOLUTION R - 89

July 28 1971

Planning Board
of the
Township of Brick

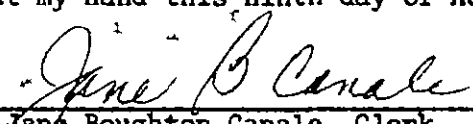
NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Township of Brick that the application of Camp Realty Corporation for Site Plan approval for a site known as Block 869-1, Lots 4-7 and 14-17 as shown on the Tax Map of Brick Township and presented on a map which is dated Revised March 26, 1971, drawn by Elbert Morris and entitled Site Plan Block 869, Lots 4-7, 14-17, is hereby approved subject to the following conditions

- 1 That the fence to be installed between curb and properties be changed to a 6 foot wire mesh fence with plastic inserts as per variance and to be so indicated on the plat
- 2 That this Site Plan be subject to review by the Fire Commissioners and their recommendation be incorporated into the plat
- 3 That the Chairman and the Secretary withhold their signatures until these conditions are met

CERTIFICATION

I, Jane Boughton Canale, Clerk to the Planning Board of the Township of Brick, County of Ocean, 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 twenty-eighth day of July, 1971

IN WITNESS WHEREOF, I have set my hand this ninth day of August, 1971


Jane Boughton Canale Clerk
Planning Board of the Township of Brick

February 18, 1971

Mr William E Johnson
Township Clerk
609 Brick Boulevard
Brick Town, New Jersey

Re Case #372 - Camp Realty Corp
Site Plan
81 869-1 Lots 4-7 14-17

Dear Mr Johnson

Please accept the attached Tellers Check from Pineland
State Bank in the amount of \$100 00 for the above application

Very truly yours,

Jane B Canale
Jane Boughton Canale, Clerk
Brick Township Planning Board

jbc
Enclosure

RECEIVED

[Signature]
William E Johnson, Township Clerk

2/21
Date

C
O
P
Y

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD • BRICK, NJ 08723

Joseph C. Scarpelli, Mayor

Township Council:

Steven N. Cucci — President

Stephan C. Acropolis

Kimberley S. Gasten

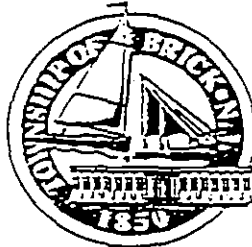
Gregory S. Kavanagh

Kathy M. Russell

Tony J. Shupin

Municipal Clerk

Frederick J. Underwood, Sr.



Planning Board

(732) 262-1046

Fax: (732) 262-8864

<http://www.twp.brick.nj.us>

NEW FOLDER _____

From Judith Fox Nelson

Date: 7/15/02

Re: Archive and reorganization of Planning Board Files

Case # 372

Date of Approval July 28, 1971

Block 869.01 Lot 4-7, 14-17

The above referenced file has been cleaned out as and is ready to be re-filed.

The following files are turned over to Jeff Fabach for disposal

Affidavits _____

Notice of decision / _____

Copies ✓ _____

Correspondence ✓ _____

Copies of checks and receipts _____

Reports, drainage, environmental, traffic _____

Other extra maps _____