

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR 10301372

PLANNING BOARD TOWNSHIP OF BRICK
RESOLUTION FOR FINAL SITE PLAN APPROVAL
WITH WAIVER

Resolution R-51-80

Dated: June 11, 1980

Case #1188-The Howard Savings Bank

WHEREAS, application has been made by The Howard Savings Bank of Newark, New Jersey for final approval of a site plan of Block 1149, Lot 4 as shown on the Tax Map of the Township of Brick, which premises are in a B-3 zone, in accordance with the map prepared by Abbington-Ney Associates, and entitled "Site Plan of Howard Savings Bank", "Grading and Drainage Plan of Howard Savings Bank", and "Profile - Howard Savings Bank" all dated December 12, 1979, with latest revision date May 19, 1980; and

WHEREAS, the applicant seeks a waiver of the sidewalk location being 2 feet from the right-of-way line as opposed to the ordinance requirement of 3 feet; and

WHEREAS, such proof of service as may be required by New Jersey Statutory and Municipal Ordinance requirements upon appropriate property owners and Governmental bodies has been furnished to the Board; and

WHEREAS, the Board after carefully considering the evidence presented by the applicant at the hearing on May 28, 1980, and of the adjoining property owners and general public, and having reviewed the exhibits produced, the Planning Board has made the following factual findings:

SEE FACTUAL FINDINGS ATTACHED HERETO. - Page 6

WHEREAS, the Planning Board has determined that the requested waiver is reasonable and within the general purpose

Site - 2
The Howard
Savings Bank
Abbington-Ney
Inc.
renewal
Giuliano
Bldg.
Chankalian

and intent of the provisions for site plan review and if literal enforcement of the provisions of the ordinances were required, it would be impractical or exact undue hardship to the applicant because of the peculiar conditions pertaining to the lot in question for the following reasons:

SEE REASONS FOR WAIVERS ATTACHED HERETO. - Page 7

AND WHEREAS, the Planning Board is of the opinion based upon the above factual findings that the site plan is such as would encourage development and design consistent with the Master Plan of the Township of Brick and should be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Brick that the application of The Howard Savings Bank, be on this 11th day of June, 1980, granted subject, however, to the following conditions:

1. Applicant to receive approval of the Brick Township Fire Commissioners.
2. Applicant to add four (4) no parking signs as shown on original plan in fire lanes.
3. The location and size of the sidewalk along Van Zile Road should be revised to indicate a five (5') foot wide sidewalk located along the property line and two (2') foot behind the proposed curb.
3. Applicant to revise signature blocks on each drawing to indicate approval by Planning Board Engineer as well as Township Engineer.

4. Applicant to file revised driveway details to meet the commercial driveway standards of the Brick Township ordinance.
5. Applicant to indicate on drawing the sight triangle easements measuring one hundred (100') feet along Van Zile Road and seventy-five (75') feet from the centerline of Van Zile Road along the centerline of the proposed driveways.
6. Applicant to also clear landscaping from sight triangle area.
7. Applicant should obtain any other approvals with respect to submission to any other federal, state, county, or municipal agency having jurisdiction over same. Upon receipt of 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.
8. 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.

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9. Applicant to supply evidence by way of a statement from the Brick Township Tax Collector that all taxes are current as of the date of the fulfillment of the conditions of this approval.
 10. The applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.
 11. That 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 to be updated on a six (6) month basis at the discretion of the Township Engineer.
 12. Applicant deposit with the Township Engineer a check in an amount to be determined by the Township Engineer sufficient to cover the cost of the preparation of the bond estimate. Said payment to be due and payable at the time of the request by the applicant for the preparation of said bond estimate. Applicant to receive credit for said payment against the inspection fund fee when deposited with the Township Clerk as required in this resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the requested waiver for placement of sidewalk location being 2 feet from the right-of-way line be and the same is hereby granted for the reasons set forth above and subject to the conditions set forth above.

Resolution R-51-80
Case #1188

5.

June 11, 1980

Moved by: Mrs. Cook

Seconded by: Councilwoman Butler

Voting in the Affirmative: Councilwoman Butler

Mrs. Cook Mr. Nappe

Mr. Gunther Mrs. Wiessel

Mr. Kadar Mr. Metz

Voting in the Negative: _____

Disqualified from voting: Mr. Hayes

Ineligible to vote: Mayor Kinnevy

Abstaining: _____

Absent: _____

CERTIFICATION

I, E. JOAN KULL, Clerk of the Planning Board of the Township of Brick, County of Ocean and 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 June, 1980.

IN WITNESS WHEREOF, I have set my hand this 12th day of June, 1980.

E. Joan Kull
E. JOAN KULL, Clerk
Planning Board of the Township of Brick

FACTUAL FINDINGS

Case #1188

1. Applicant seeks to erect a one story full service branch bank.
2. Applicant's property consists of 2.06 acres fronting on Van Zile Road.
3. Applicant shall provide thirty-five (35) parking stalls and a thirty-five (35) car stacking lanes on the three (3) driveups.
4. Entrances and exits onto Van Zile Road will not interfere with the traffic generated from St. Dominic's Church according to the applicant.
5. Applicant has met or exceeded all minimum requirements of the site plan ordinance.
6. Applicant has obtained shade tree approval and soil erosion and sediment control approval.

REASONS FOR WAIVER

Case #1188

1. Applicant seeks a waiver of the providing three (3') foot between right-of-way line and the sidewalk. This waiver is reasonable considering the shape of the property as well as the relationship to the traveled portion of Van Zile Road.