

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR 10402095

BRICK TOWNSHIP PLANNING BOARD
SITE PLAN APPROVAL

RESOLUTION R-86-86

July 9, 1986

CASE NO. 1662-PSP/FSP-4/86

WHEREAS, application has been made by Patrick L. Bottazzi, owner of Lots 5, 6, 9, 10, and 12.2, Block 549, Brick Township Tax Map for preliminary and final site plan approval to construct a one story, 15,600 sq. ft. building use as retail stores and a bank together with related appurtenances; and

WHEREAS, proper service has been made upon all of the property owners within 200 feet of the premises in questions 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 30th day of June, 1986; and

In conjunction with this resolution the Planning Board made the following findings of fact:

1. The applicant is the owner of the subject premises.
2. The property is located in the B-2 general business zone.
3. That the proposed commercial structures are permitted

File 2
Bottazzi
Boyle
S.S.I.
Mastone
Gentile
Boyle
Eng
Zoning

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within the zone.

4. That the application, as submitted, requested a waiver of a traffic report and the Planning Board finds that there will not be a substantial amount of traffic generated by this site and that the requested waiver is reasonable under the circumstances.

5. That the application, as submitted, generally conforms to the zoning and site plan ordinance requirements applicable to the subject premises, and that the applicant is entitled to site plan approval if the conditions and requirements set forth hereinafter are complied with by the applicant.

NOW, THEREFORE, BE IT RESOLVED, that the application of Patrick L. Bottazzi, owner of Lots 5, 6, 9, 10 and 12.2 Block 549, Brick Township Tax Map for site plan approval to construct a one-story 15,600 sq. ft. building for use as retail stores and a bank, is hereby approved on the 9th day of July, 1986, 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.

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3. Applicant shall comply with all conditions and requirements set forth in the Report of the Planning Board Engineer dated June 27, 1986 and in the Reports of the Township Planner dated June 18, 1986 and June 27, 1986.

4. In addition to the above conditions, the applicant shall comply with the following specific conditions as a condition of this approval:

A. In accordance with the representation made by the applicant, the trash storage area shall be relocated .

B. All four sides of the exterior of the principal structure shall be of brick or decorative block in accordance with the representations made by the applicant during the consideration of this application.

C. The trash enclosure shall be constructed of the same or similar material as the principal building exterior and shall be coordinated in both design and exterior construction with the principal building. The trash storage enclosure shall have structural steel reinforcement located inside and along the back wall thereof in order to prevent trucks loading and unloading the dumpster from causing damage to the trash storage area, the design of which shall be subject to review and approval by the Planning Board Engineer.

D. An automatic underground irrigation and sprinkler system using an on-site, individual, non-potable water

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source shall be installed in order to provide irrigation for the buffer area and other plantings, the design and installation of which shall be subject to approval by the Planning Board Engineer.

E. The applicant shall be required to install a stop sign for vehicles leaving the bank drive thru lane in order to avoid traffic pattern conflict with traffic coming into the site.

F. Parking spaces located to the rear of the site shall be designated as employee parking.

F. Safety bollards shall be installed in the vicinity of each door located at the rear of the building.

H. Details of the proposed sign shall be submitted for Planning Board Engineer review and approval.

I. The southerly driveway to be re-designed to be radial to Hooper Avenue.

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MOVED BY: Mr. Scherer

SECONDED BY: Mr. Cevalasco

VOTING IN THE AFFIRMATIVE: Mr. Cevalasco

Mr. Cierzo Mrs. Hartman Mr. Scherer

Mr. Geller Councilman Scarpelli

VOTING IN THE NEGATIVE:

INELIGIBLE TO VOTE: Mr. Kazawic

ABSTAINING:

ABSENT: Mr. Hayes Mayor Newman Mr. Vespi

DISQUALIFIED FROM VOTING: Mr. Gunther

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 9th day of July, 1986.

IN WITNESS WHEREOF I have set my hand this 10th day of July, 1986.

E. Joan Kull
E. Joan Kull, Clerk
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.
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.
8. No soil shall be removed from the site without the written approval of the Township Council.