

BLOCK 1170.01 LOT 4,5,6 QUALIFICATION CODE _____ADDRESS (SITE) HESS STATION
1672 ROUTE 88PERMIT NO. 13-1899

ID SIGN



CONSTRUCTION PERMIT APPLICATION

C13-002147

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

I. IDENTIFICATION

1. Proposed Work Site at: 1672 ROUTE 88

2. Name of Owner in Fee: HESS CORPORATION
Tel. (732) 750-6192 e-mail _____
Address 1 HESS PLAZA WOOD BRIDGE NJ 07095
street municipality zip code

3. Ownership in Fee: Public _____ Private ☒

4. Principal Contractor: H.A. FERNOT CO. INC. Tel. (973) 575 8376
Address 32 KULICK ROAD, FAIRFIELD NJ e-mail 07004
License No. OR, if new home, Builder Reg. No. _____ Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. 22-2282264 FAX: (973) 575 7704

5. Architect or Engineer BOHLEN ENGINEERING Contact BRUCE ROYER
Address 35 TECHNOLOGY DR WARREN NJ 07059
Tel. (908) 668-8300 FAX: (908) 754-4401

6. Responsible Person in Charge once Work has Begun RANDY MITCHELL
Tel. (973) 575 8376 FAX: (973) 575 7704

V. FEE SUMMARY (for office use only)

		Update	Update
1. Building	\$ <u>751</u>	☒	
2. Electrical	\$ <u>50</u>	☒	
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal	\$		
7. Less 20% for State Plan Review			
8. Subtotal	\$		
9. State Permit Surcharge Fee	\$ <u>16</u>		
10. Subtotal	\$		
11. Cert. of Occupancy			
12. Other			
13. TOTAL	\$ <u>141</u>		

VI. BUILDING/SITE CHARACTERISTICS

		(office use only)
1. Number of Stories	<u>NA</u>	
2. Height of Structure	<u>20'</u>	ft.
3. Area — Largest Floor		sq. ft.
4. New Building Area		sq. ft.
5. Volume of New Structure		cu. ft.
6. Construction Classification		
7. Total Land Area Disturbed		sq. ft.
8. Flood Hazard Zone		
9. Base Flood Elevation		ft.
Wetlands	yes _____ no _____	
Max. Live Load		
12. Max. Occupancy Load		

OPTIONAL (for office use only)

II. PROPOSED WORK

	Est. Cost	Plan Rev.	Date Rec'd	Rejection Date	Approval Date	Re- viewer	Resubmission Dates Approval Rejection	Re- viewer
1. ☐ Minor Work								
2. ☒ New Building	<u>6500</u>	<u>1</u>	<u>4/10/13</u>		<u>4/27/13</u>	<u>W</u>		
3. ☐ Addition								
4. ☐ a. Repair								
☐ b. Alteration								
☐ c. Renovation								
☐ d. Reconstruction								
5. ☐ Fire Protection								
6. ☐ Plumbing								
7. ☒ Electrical	<u>3000</u>				<u>4/30/13</u>	<u>SS</u>		
8. ☐ Elevator Devices								
9. ☐ Asbestos Abat. Subch. 8								
10. ☐ Lead Hazard Abatement								
11. ☐ Demolition								
TOTAL COSTS	<u>9500.00</u>							

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL

1. State Specific Use: _____
2. Use Group: _____
3. Change in Use Group, Indicate Former: _____
4. No. of dwelling units: All Units income-restricted
Before Construction _____
After Construction _____
Net Gain or Loss _____

B. NON-RESIDENTIAL

1. State Specific Use: GAS STATION
2. Use Group: m
3. Change in Use Group, Indicate Former: _____

III. DO YOU WANT: (optional)

1. ☐ Partial Releases
2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/
Dumbwaiters/Moving Walks
2. ☐ High Pressure Boilers
3. ☐ Pressure Vessels
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Sprinklers
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks
10. ☐ Swimming Pools, Spas and Hot Tubs



Brick Township
401 Chambersbridge Rd
Brick, NJ 08723

Date Issued 9/27/2013
Control Number C-13-002147
Permit Number 13-1899
Permit Issue Date 5/2/2013
Certificate Number 13-1899

Certificate

Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 1672 ROUTE 88 Brick Township, NJ Block: 1170.01 Lot: 4 Qual: _____
Owner in Fee: HESS REALTY CORPORATION
Owner Address: PO BOX 696419 SAN ANTONIO NJ 78269
Telephone: (732) 750-6192
Contractor: H. A. Fernet Company, Inc.
Address: 32 Kulick Road Fairfield NJ 07004
Telephone: (973) 575-8376 Fax: (973) 575-7704
License Number or Builders Registration Number: 4497 Federal Emp. Number: 22-228224

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Use Group: B Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: SIGN INSTALLATION

Hess

Certificate Comments:

☐ **Certificate of Occupancy**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ **Certificate of Approval**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ **Certificate of Continued Occupancy**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **Temporary Certificate of Compliance**

The following conditions must be met no later than or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:
Conditions to be met:

☐ **Certificate of Clearance - Lead Abatement 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Clearance - Asbestos Abatement**

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Compliance**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ **Temporary Certificate of Occupancy**

The following conditions must be met no later than:
or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:
Conditions to be met:

Construction Official

Fee: \$0.00

Check Number: _____

Collected By: _____

4/30/13 - Spoke to Contractor



CONSTRUCTION PERMIT

Date Issued
Control #
Permit #

5/2/13

C-13-002147

13-1899

IDENTIFICATION Block: 1170.01 Lot: 4 Qualifier
Work Site Location: 1672 ROUTE 88 Brick Township, NJ Contractor: H. A. Fernot Company, Inc.
Address: 32 Kulick Road Fairfield NJ 07004
Owner in Fee: HESS REALTY CORPORATION
PO BOX 696419 SAN ANTONIO NJ 78269 Telephone: (973) 575-8376
Telephone: (732) 750-6192 Lic. No. or Bldrs. Reg. No. 4497
Federal Employee No. 22-228224

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☒ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

SIGN INSTALLATION

Hess

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$9,500

Construction Official

Date

4/30/13

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$75
Electrical	\$50
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$16
CO Fee	
Other	\$0
Total	1143.41
Check No.	
Cash	\$0
Credit	\$0
Collected By	

+30

171

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

- The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
- Foundations and all walls up to grade level prior to back filling.
- All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
- Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

05/02/13 001558H2632
0013 SERV 003

\$75.00

\$50.00

\$16.00

\$0.00

\$171.00

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 1170.01 Lot 4.5.6 Qualification Code _____
Work Site Location 1622 Route 88

Owner in Fee: Hess Corporation
Tel. (732) 750-6192 e-mail _____

Address 1 Hess Plaza Woodbridge NJ 07095
City Woodbridge Zip code _____

Contractor: H.A. FERNOT CO. INC. Tel. (973) 575 8376
Address 32 Kulick Road Fairfield NJ e-mail 07004

Contractor License No. or Builder Registration No. _____ Exp. Date _____
Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____
Federal Emp. ID No. 22-2282264 FAX: (973) 575 7704

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)	Initial
☒ No Plans Required			Type: Footing	<u>5/14/13</u>	<u>W</u>
☒ All	<u>4/27/13</u>	<u>W</u>	Footing Bonding		
☐ Footing			Foundation		
☐ Foundation			Slab		
☐ Frame			Frame		
☐ Other			Truss Sys./Bracing		
Joint Plan Review Required:			Barrier-Free		
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Insulation		
SUBCODE APPROVAL			Finishes -Base Layer		
☐ CO ☐ CCO ☒ CA			Finishes -Final		
Date: <u>09/27/13</u>			Energy		
Approved by: <u>[Signature]</u>			Mechanical		
			TCO		
			Other		
			Final		
			Barrier-Free		

B. BUILDING CHARACTERISTICS

Use Group	Present	<u>M</u>	Proposed	<u>M</u>	Est. Cost of Bldg. Work:
Constr. Class	Present		Proposed		1. New Bldg. \$ <u>6500</u>
No. of Stories					2. Rehabilitation \$ _____
Height of Structure					3. Total (1+2) \$ <u>6500</u>
Area — Largest Floor					
New Bldg. Area/All Floors					
Volume of New Structure					
Total Land Area Disturbed					

U.C.C. F110
(rev. 01/06)

1 White = Inspector Copy
2 Canary = Office Copy
3 Pink = Office Copy
4 Gold = Applicant Copy

Date Received
Control #
Date Issued
Permit #

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.
[Signature]
Signature

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

ID SIGN FOUNDATIONS & SIGN
(SEE BY OTHERS)

(2) Pier Footings

→ CANOPY FOOTINGS

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☒ Sign
- ☐ Pool
- ☐ Retaining Wall
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☒ Other ID FOUNDATIONS
- ☐ Demolition

FEE (Office Use Only)
\$ _____

Height (exceeds 6')
Sq. Ft. 64

Sq. Ft. 64

Administrative Surcharge \$
Minimum Fee \$
State Permit Surcharge Fee \$
TOTAL FEE \$

5/2/13
13-1899



ELECTRICAL SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION WHEN CHANGING CONTRACTORS. NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.
Block 1170.01 Lot 4,5,6 Qualification Code _____
Work Site Location 1672 Route 88

Owner in Fee: Hess Corporation

Tel. (732) 750-6192 e-mail _____

Address 1 Hess Plaza Lookalake NY 07095

Contractor: H.A. Fernst Co., Inc. municipality Tel. (973) 575 8376

Address 32 Kulick Road Fairfield email NY 07004

Contractor License No. 4476 Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 22-2282264 FAX: (973) 575 7704

B. ELECTRICAL CHARACTERISTICS

Use Group Present M Proposed M

☐ Pole/Pad # _____ ☐ Temporary ☐ Other _____

Building Occupied as Retail Utility Co. Verizon

Est. Cost of Elec. Work \$ 3,000

JOB SUMMARY (Office Use Only)

PLAN REVIEW

Date Initial

INSPECTIONS

Dates (Month/Day)

☐ No Plans Required

Type:

Failure

Failure

Approval

Initial

Joint Plan Review Required:

☐ Building ☐ Plumbing

Rough

Barrier-Free

☐ Fire ☐ Elevator

Trench

Temp. Serv.

☒ Elec. Plans Approved

Const. Serv.

Date: 4/30/13

TCO

Approved by: D

Other

Approved by: D

Service

Approved by: D

Final

SUBCODE APPROVAL

Barrier-Free

☐ CO ☐ CCO ☐ CA

Temp. Cut-in-Card Date Issued

Date: 9/24/13

Final Cut-in-Card Date Issued

Approved by: D

Annual Pool Inspection

Approved by: D

Date of Grounding and Bonding

Certification

C. CERTIFICATION OF FIELD DATA

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature _____

Applicant's Title _____

D. TECHNICAL FIELD DATA

QTY.

SIZE

Lighting Fixtures

Receptacles

Switches

Detectors

Light Poles

Motors—Fract. HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UW Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range/Receptacle

KW Oven/Surface Unit

KW Elec. Water Heater

KW Elec. Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

KW Baseboard Heat

HP Motors 1/+ HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor/Control Center

KW Elec. Sign/Office Light

Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$

Date Received

5/21/13

Date Issued

13-1899

Permit #

RECEIVING CLERK 181 11/10/13 **ZONING PERMIT APPLICATION** PERMIT # 2D-13-00322
DATE REC'D 11/10/13 DATE ISSUED 5/2/13

BLOCK: 1120.01 LOT: 4.5.6 QUALIFIER: _____ SITE ADDRESS: 1672 ROUTE 88

IDENTIFICATION:

1. NAME OF OWNER IN FEE: Hess Corp
COMPLETE ADDRESS: 1 HESS PLAZA
WEDDING, NJ 07095
PHONE # 732-750-6192 EMAIL: _____

2. NAME OF APPLICANT: BOHLEN BUILDING
APPLICANT ADDRESS: 35 TECHNOLOGY DR
WARRER, NJ 07059
PHONE # 908-668-8300 EMAIL: BOHLEN@BOHLENINC.COM

3. RESPONSIBLE PERSON FOR WORK: HA FARMOT CO
PHONE # 973-525-8376 FAX# _____

4. SIGNATURE OF APPLICANT: [Signature]

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

*NEW BUILDING: X *ADDITION _____ *ALTERATION _____ *PORCH _____ *DECK _____

POOL: ABOVE GROUND _____ IN GROUND _____ FENCE: HEIGHT _____ TYPE _____ MATERIAL _____
HEIGHT: 20' _____ (*IF APPLICABLE)
OTHER: Sign _____

DESCRIPTION: _____

ZONING REVIEW: 4/16/13 DATE DENIED: _____ DATE APPROVED: 4/16/13 INTLS: YES (SEE BACK PAGE)
DATE REVIEWED: _____

FOR OFFICE USE ONLY

FEE SUMMARY:

APPLICATION FEE: \$ 30.00
OTHER: \$ _____
TOTAL: \$ _____

REQUIRED BY APPLICANT

RESIDENTIAL: _____
COMMERCIAL: X
EXISTING USE: Hess
PROPOSED USE: Hess

BOARD APPROVAL: _____ PB X ZB
RESOLUTION #: 32 249
APPROVAL DATE: 12/4/02

RECEIVED
APR 16 2013
NCS

DATE REVIEWED: 4-16-13 DATE DENIED: — DATE APPROVED: 4-16-13 INTLS: SC20

[illegible]



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1027

Date Issued:
Application Number:
Application Date:
Project Number:
Permit Number:
Fee:

5/2/13
ZA-13-00331
04/16/2013
2P-13-00322
\$30

Zoning Permit

Worksite **1672 ROUTE 88**
Location: **Hess Station - Laurelton**
Brick Township, NJ 08724

Block: **1170.01**
Lot: **4**
Qualifier:
Zone: **R-7.5**

Owner: **HESS REALTY CORPORATION**
Address: **PO BOX 696419**
SAN ANTONIO, NJ 78269

Applicant: **Bohler Engineering**
Address: **35 Technology Dr**
Warren, NJ 07059

Application Approved Date: 04/16/2013

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Gas Station -Hess Station and Hess Express store.

Nonconforming Use is: _____

Work Description:

Sign - Identification ground sign, 7' x 9', 20' high, "Hess' with prices.

Use variance and site plan approved by the Zoning Board of Adjustment.

Case No. BA-2149

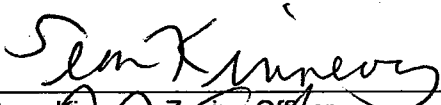
Resolution adopted on December 4, 2002.

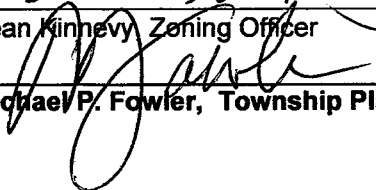
Maps signed on April 5, 2013.

ZA-13-00313 approved on April 4, 2013.

Upon review it was determined that the Development Application:

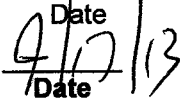
- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Valid Nonconforming Use is established by
 ☐ Zoning Board of Adjustment
 ☐ Zoning Officer


Sean Kinnevy, Zoning Officer


Michael P. Fowler, Township Planner

04/16/2013

Date


Date

ENGINEERING PERMIT APPLICATION

RECEIVING CLERK: KSS
PERMIT #: _____

BLOCK: 1120.01 LOT: 456 ADDRESS: 1672 ROUTE 88

IDENTIFICATION:

1. WORK SITE ADDRESS: 1672 ROUTE 88

2. NAME OF OWNER IN FEE: Hess COLO

ADDRESS: 1 HESS ROAD PHONE #: (732) 750-6197

WOODBRIDGE NJ 07095 FAX #: ()

3. PRINCIPAL CONTRACTOR: HA FRANKOT CO.

ADDRESS: 32 KULICK ROAD PHONE #: (732) 575-8376

FAIRFIELD, NJ 07004 FAX #: ()

4. ARCHITECT OR ENGINEER: BOHLER ENGINEERING

ADDRESS: 35 TECHNOCENT DR PHONE: # (908) 668-8300

5. RESPONSIBLE PERSON FOR WORK: HA FRANKOT CO, LARRY MITCHELL

ADDRESS: 32 KULICK ROAD, FAIRFIELD NJ 07004

PHONE #: (732) 575-8376 FAX #: (732) 575-7244 MAIL: _____

PROJECT DESCRIPTION: ☐ GRADING/CLEARING ☐ ROAD OPENING

☐ SOIL REMOVAL/FILL ☐ RETAINING WALL ☐ POOL

☐ BULKHEAD/DOCK ☐ DWELLING ☐ TREE REMOVAL _____

☒ OTHER 10 SIGN

LENGTH: _____ WIDTH: _____ HEIGHT: _____

ENGINEERING REVIEW:

DATE RECEIVED: 4/23/13 DATE REJECTED: _____

DATE APPROVED: 4/23/13 INITIALS: MS

FEE SUMMARY:

APPLICATION FEE: \$ _____

REVIEW FEE: \$ _____

INSPECTION FEE: \$ _____

OTHER: \$ _____

BOND(S): \$ _____

TOTAL: \$ _____

SPECIAL CONDITIONS:

OCEAN COUNTY SOILS: _____

DRAINAGE EASEMENTS: _____

UTILITY EASEMENTS: _____

CONSERVATION EASEMENTS: _____

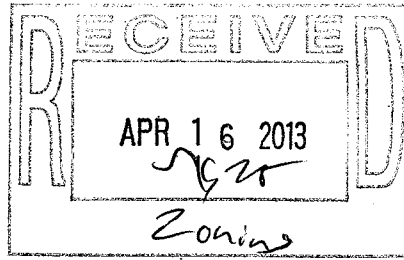
FEMA REQUIREMENTS: _____

D.E.P. PERMITS: _____

BOARD APPROVAL: ☐ PB ☐ ZB

APPLICATION NUMBER: _____

APPROVED DATE: _____



-H.S.
Preliminary and Final Site Plan Approval
Amerada Hess
Route 88 and John Street
Block 1170.01, Lot 4, 5 and 6
Zone: H-S
Application No.: BA-2149

**RESOLUTION OF APPROVAL
ZONING BOARD OF ADJUSTMENT, TOWNSHIP OF BRICK
APPLICATION NO.: BA-2149
RESOLUTION NO.:**

December 4, 2002

INTRODUCTION

WHEREAS, an application has been made by Amerada Hess Corporation, whose mailing address is One Hess Plaza, Woodbridge, New Jersey, for the preliminary and final site plan approval on property located at 1673 New Jersey State Highway 88, Brick, Block No. 1170.01, Lots 4, 5 and 6, Zone H-S as set forth on the Tax Maps of the Township of Brick; 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; and

WHEREAS, a public hearing was held on the said application on April 17, 2002, June 26, 2002, September 18, 2002 and November 6, 2002, in the Municipal Building of said Municipality.

WHEREAS, the application documents and exhibits included the following:

- A. A land development application dated September 21, 2001;
- B. A boundary and topographic survey prepared by Control Point Associates, Inc., dated March 15 2001, last revised May 8, 2002;
- C. Preliminary and Final Site Plan, prepared by Bohler Engineering, PC consisting of eleven (11) sheets, dated June 26, 2001, last revised August 26, 2002.

*File
App.
A. ENG
A. ATT.
B. ENG
B. ATT.
B. INQ
ZONING*

D. Traffic Analysis Report prepared by McDonough & Rea Associates, dated June 26, 2001;

E. Drainage Calculations and Soil Information Report prepared by Bohler Engineering PC dated August, 2001 last revised April, 2002;

E. Series of photographs;

F. Letter dated November 6, 2002 from applicant's counsel enclosing findings in a letter dated November 1, 2002 prepared by Groundwater Environmental Services, Inc., regarding soil samples taken from the site at the request of the public.

WHEREAS, the Applicant was represented at the hearing by Donna M. Jennings, Esquire.; and

VARIANCES AND WAIVERS REQUESTED

WHEREAS, the Applicant has requested the following waivers and /or variances:

A. Section 190-129 - Minimum allowable rear yard setback for accessory buildings; 50' is allowable, where 25.4' is proposed for the shed. The location of the Hess Express Building on the plans requires the variance to be 18.9'.

B. Section 190-129 - A maximum of 70% impervious coverage is allowed, 74% is proposed.

C. Section 190-129 - Minimum lot area - 87,120 sq. ft. (2 acres) is required, where 25,5000 square feet is existing.

D. Section 190-129 - Minimum lot depth - 200 feet is required where 150 feet is existing.

E. Section 190-161.E - The maximum allowable driveway width is 35' where 35.8' and 44.8' is existing and proposed.

F. Section 190-161.F - The maximum allowable number of driveways for egress/ingress is two (2), where three (3) are existing/proposed.

G. Section 190-161.F - The minimum allowable distance between driveway and street intersection is 100 feet, where 20 feet is existing on John Street and 65 feet is proposed and 10 feet is existing/proposed on Route 88.

H. Section 190-164.C(7)(b) - The maximum height of a free-standing sign is 15 feet, where 20 feet is proposed, 25 feet exists.

I. Section 190-164C(7)(c) - The maximum area of a free standing sign is 50 square feet where 64 square feet is existing and proposed.

J. Section 190-164(7) - No facade signs are allowable in the H-S Zone where four (4) are proposed.

K. Sections 190-258(h), 190-132A(2), 190-134, 190-258B - A 50' buffer is required when the H-S Zone abuts a residential zone, no buffer is proposed.

TESTIMONY

WHEREAS, Donna Jennings, attorney for applicant presented testimony at the April 17, 2002 hearing as follows:

1. Applicant requests to demolish the existing structure, leaving the existing tanks in place.
2. Applicant is proposing six dispensers which will be covered by a 42' x 102' canopy to be constructed
3. There will be a Board on Board fence at the rear of the lot.
4. The service area and parking area will be completely repaved.

5. The air station and phone will be moved to the opposite side of the lot.
6. There will be three (3) employee parking spaces over the tank area which would allow for eleven (11) parking spaces.
7. The parking will be directed one way in and one way out on Route 88.
8. The entrance on John Street leads to a residential area and shall be placed further back from Route 88 to avoid cars turning from Route 88 across John Street.
9. Fuel delivery is generally two to three times per week.
10. Applicant agrees to limit fuel delivery during peak hours of operation.
11. Applicant attempted to purchase the property located to the north of the site.
12. The lighting fixtures will be shielded and reduced pursuant to the request of the Board's professionals.
13. The proposed mini-mart will resemble other Hess mini-marts in the area, ie., white and green block, with a green metal roof.

WHEREAS, Donna Jennings, presented for the applicant, which testimony was confirmed at the June 26, 2002 hearing as follows:

1. The current hours of operation are from 6 A.M. to 10 P.M., and applicant is requesting that the service station and mini-mart remain open 24 hours.
2. The station is notified when the tanker truck is en route and will enter from Route 88, approximately two to three times per week.
3. Trash will be picked up by a private contractor.
4. The utilities on the roof will be shielded all the way around.
5. Dry wells are being added at the site.
6. The fence to be installed around the property will be white vinyl stockade.

WHEREAS, Tara Paxton, Office of Land Use Management testified at the June 26, 2002

hearing as follows:

1. Applicant is to add landscaping on the neighbor's side of the fence and will add grown pines in the existing buffer fence.
2. Applicant should install sidewalks along Route 88.
3. The proposed landscaping appears satisfactory in type.
4. Applicant should provide irrigation for all landscaped areas.
5. Applicant agrees to all technical comments.

WHEREAS, John Rhea, traffic expert, was sworn in and testified at the June 26, 2002

hearing as follows:

1. Hess operates several service stations with min-marts.
2. Mr. Rhea completed the traffic impact study.
3. There will be twenty to thirty additional vehicles at peak hours, approximately thirty additional vehicles in the morning peak hours and twenty additional vehicles in the afternoon peak hours.
4. The plans, as presented, meet all the acceptable principals of traffic.
5. The plans are properly designed for the increase of traffic expected at the service station.
6. The existing traffic conditions cut across John Street, because it is more convenient to use John Street rather than Route 88.
7. The revised plans move the curb located on John Street up 45 feet and changes the direction of the pumps.
8. Sidewalks can be installed without detriment to the plans.
9. The public telephone shall be moved to the side of the proposed building.

WHEREAS, James Higgins was sworn in as an expert in planning and testified at the June 26, 2002 hearing as follows:

1. Applicant is requesting a use variance for expansion and addition to the existing convenience store.
2. The site is a particularly suited location on a state highway with multiple accesses.
3. The proposed convenience store is typical of modern convenience stores.
4. The proposed upgrade of the site is an appropriate use of the land.
5. The proposed architecture is a convenience to the public and will be a significant improvement to the area and will eliminate the existing outdated building and replace the service pumps with new modern pumps.
6. The present traffic problems will be eliminated.
7. The addition of a canopy over the service area will shield employees and customers from rain and snow.
8. The proposed service station and convenience store will be inherently beneficial to the public and will pose no danger to the surrounding area.
9. The addition of a convenience store will be similar to a pharmacy, which is a permitted use and as such there should be no conflict with the zoning ordinance on the master plans.

WHEREAS, Jeffrey Spalt was sworn in as an expert in engineering and testified at the hearing on June 26, 2002 as follows:

1. The plans shall be amended to reflect elongated handicapped parking spaces.
2. The parking spaces shall be enlarged.
3. There shall be designated twelve "Employee Only Parking" areas whereas eleven are required.

4. The remote fill to the underground tanks shall be eliminated.
5. The entrance located on John Street shall be modified and shifted further back from Route 88.
6. The impervious area shall be reduced to seventy-four (74%) from seventy-five (75%).
7. Curbing shall be added along Route 88.
8. The public telephone shall be relocated.
9. Applicant will agree to provide light shielding pursuant to the Township Engineer's instructions.
10. Applicant will install security cameras in the store and service station area as suggested by the public.

WHEREAS, Officer Apello, traffic safety officer was sworn as an expert in traffic safety and testified at the June 26, 2002 hearing as follows:

1. The elimination of the entrance located on John Street would be an inconvenience to the neighbors.
2. Officer Apello suggested that the driveway should be made "one way" and the police could make the "enter only" a one way entrance.
3. The sign should be no closer than ten (10) feet from the property line.
4. Widening of the driveway would require moving the sign back.
5. There should be no exit sign toward John Street.
6. There should be no left turn from John Street.
7. The New Jersey Department of Transportation will be required to approve the proposed signage.
8. The delivery trucks would not use the John Street entrance and only use the entrance from

Route 88.

9. The proposed plans would be inherently beneficial to the public and would pose no danger to the surrounding area.
10. The parking spaces could be shifted back two feet.

WHEREAS, the hearing was continued on September 18, 2002. Based upon the concerns of the Board and the professional staff, and witnesses, the applicant resubmitted its engineering documents making substantial changes to the application. The changes are outlined in a letter addressed to the Township of Brick Board of Adjustment, Attention Tara Paxton, Assistant Planner, dated August 29, 2002 from Bohler Engineering, P.C., with attachments, which letter is incorporated herein by reference and made a part hereof.

WHEREAS, Jeffrey Spalt was sworn in and testified regarding the modified site plan. A color site plan was marked as Exhibit A-11 for identification. Mr. Spalt testified as follows:

1. The handicap parking area had been modified pursuant to the Boards comments.
2. The parking spaces closest to John Street have been shifted to the east.
3. The drive isle to the south was widened from fourteen (14') feet to twenty-five (25').
4. The access along John Street has been modified to include a mountable island to allow right in, right out and left out movement only.
5. The trash enclosure was modified to a masonry enclosure.
6. Test points were performed to verify suitability for drywalls.
7. The fencing has been modified to provide six foot high vinyl fencing along the easterly side of the property twenty (20) feet back from the curb line from John Street to provide visibility to neighbors.
8. Curbing was added to provide a full four foot curb the length of the property along Route

88 and John Street.

9. At the suggestion of the Board an oil water separator was added at the northeast corner of the side to connect to the drywall.
10. The lighting plan was redesigned to reduce spillover light illumination.
11. Security cameras were added at the suggestion of the Board.
12. the pay telephone has been moved closer to the building.
13. The canopy sign facing west was eliminated reducing signs to three requested from four existing.

WHEREAS, at the conclusion of the testimony, members of the public raised questions and concerns.

WHEREAS, Robert Edwards, was sworn in and raised concerns regarding traffic, additional noise and lighting. Mr. Edwards also raised issues regarding potential contamination at the site.

WHEREAS, Frank Sanclementi, a Senior Hydrologist was sworn in to answer questions regarding potential environmental contamination. The witness testified that there was a spill in 1991 which resulted in a "No Further Action" letter being issued by the New Jersey Department of Environmental Protection Agency in 1999 which was supplied by the applicant to the Board. The witness was unaware of prior alleged pesticide contamination on the site raised by Mr. Edwards.

WHEREAS, the applicant agreed that any approval would be conditioned upon compliance with any New Jersey Department of Environmental Protection directions regarding contamination.

WHEREAS, the applicant agreed to perform soil boring tests and submit testing results

at the final hearing of November 4, 2002.

FINDINGS

NOW, THEREFORE, BE IT RESOLVED, that the Board of Adjustment, after carefully considering the evidence presented by the Applicant and the report from Tara Paxton, Land Use Officer dated October, 2002, which report is incorporated herein by reference, and the technical review reports prepared by Michael Bohrer, CME Associates, dated June 19, 2002, and September 12, 2002, which report is incorporated herein by reference, hereby makes the following findings of facts:

1. All jurisdictional requirements have been met.
2. The applicant has a proprietary interest in the property.
3. The applicant has requested approval in accordance with the Ordinances of the Township of Brick.
4. There will be no limit of hours of operation.
5. The site will be modernized and provide updated convenience, a new phone, new air station, and a substantial improvement to the site.
6. The proposed canopy will shield customers and employees from rain and snow.
7. There is a need for this type of development.
8. The landscaping shall be approved by the Officer of Land Use Management and the Borough Engineer.
9. The applicant will install a four foot sidewalk.
10. The applicant will install irrigation.
11. The applicant will install shielded lighting.
12. The applicant will install surveillance cameras.

13. Applicant is to re-design the entrance at John Street.
14. Applicant is to remove the existing signs and replace with new signs which will be more in conformance with the zoning standards.
15. The requested changes to the site will improve traffic flow to the site.
16. The changes as outlined by the applicant and its engineers in the final version of the site plan including all Board directed and suggested changes represents a substantial improvement to the site and will be beneficial to the public.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Adjustment has determined that the applicant should be granted the requested relief for the following reasons:

1. The applicant, during the course of their testimony, testified that the granting of the application would in no way be detrimental to the public. The Brick Township Board of Adjustment concurs with these representations and so finds.
2. The granting of the variance will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinances of the Township of Brick.
3. The positive criteria outweigh the negative, if any.
4. The safety and well being of the immediate area will not be adversely affected by the granting of the proposed variances and waivers.
5. The applicant considered all recommendations of the Board and its professional staff and made substantial changes to its original plan which is hereby approved.

CONDITIONS

NOW, THEREFORE, BE IT RESOLVED, by the Brick Board of Adjustment that the applicant's request for Preliminary and Final Major Site Plan approval is hereby APPROVED

subject to the applicant's compliance with the conditions and stipulations as set forth in the preamble of this resolution and subject to the following conditions:

1. The Applicant must submit proof of payment of all currently due taxes to the Brick Township Board of Adjustment.
2. The Applicant must obtain reports with signed certification from the Township of Brick Engineer, Code Enforcement Officer, and Building Department certifying that all condition of the Resolution have been adhered to.
3. No Building permits shall be issued until such time as the Board of Adjustment professional fees have been confirmed by the Board Secretary as paid in full.
4. In the event a building permit is issued and there are outstanding Board of Adjustment professional fees, a stop work order will be filed against the Applicant/contractors(s) until such professional fees have been paid.
5. Submission of plot plan revised to reflect any Board directed changes.
6. Application and approval from Township Building Department prior to the start of any construction.
7. Application and approval from local, State and Federal regulatory agencies having jurisdiction over this project.
8. In the event there is an existing violation, the Applicant shall have thirty (30) days from the date the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time prescribed will result in the issuance of a summons.
9. The testimony, deliberations and stipulations at the hearing are hereby incorporated

by reference and to the extent the same impose additional or more detailed conditions of approval, such conditions of approval are hereby adopted to the same extent as if each were set forth herein at length.

10. The Board conditions its approval on compliance with all directives of the New Jersey Department of Environmental Protection regarding the known contamination at the site as required by the soil borings outlined in a letter dated November 1, 2002 prepared by Groundwater Environmental Services, Inc.
11. The applicant shall be required to have all necessary New Jersey Department of Environmental Protection approval prior to any land disturbance. The area of contamination shall be deed restricted against any construction or digging which could upset the affected area.

December 4, 2002

ROLL CALL VOTE:

Moved by: J. Rentschler

Seconded by: A. Marchetti

Affirmative Vote: T. Leahy, J. Rentschler, A. Marchetti, J. Donnelly,
R. Gunther, S. Dyer, & H. Langer

Negative Vote:

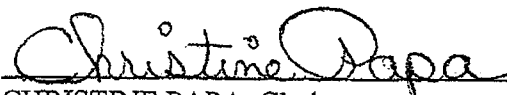
Abstaining:

Absent: R. Panten

Not Voting: L. Romano

CERTIFICATION

I, Christine Papa, Clerk, Board of Adjustment 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
Board of Adjustment of the Township of Brick at a meeting held on this 4th day of
December 2002.


CHRISTINE PAPA, Clerk
Brick Township Board of Adjustment

OFFICE DATE RECEIVED: _____

VIII. PRIOR APPROVALS CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
☒ Zoning Officer	JE	4/16/13							24-15-00331
☐ Planning Board									
☐ Zoning Board									
☐ Sewer Authority									
☐ Water Authority									
☐ Police Department									
☐ Health Department									
☐ Soil Conservation									
☐ N.J. Department of Community Affairs									
☐ N.J. Department of Transportation									
☐ N.J. Department of Environmental Protection									
☐ Utility Dig No.									
☐									
☐									

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)

Name of Code & Edition	Name of Code & Edition	Other
Building _____	Energy _____	
Electrical _____	Barrier Free _____	
Plumbing _____	Flood Hazard _____	
Fire Protection _____	As Built Elevation Cert. _____	
Mechanical _____	Other _____	

X. CERTIFICATES ISSUED (office use only)

	DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
☐ Temporary Certificate of Occupancy	No. _____	_____	_____	_____
☐ Temporary Certificate of Compliance	No. _____	_____	_____	_____
☐ Continued Certificate of Occupancy	No. _____	_____	_____	_____
☐ Certificate of Compliance	No. _____	_____	_____	_____
☐ Certificate of Occupancy	No. _____	_____	_____	_____
☐ Certificate of Approval	No. _____	_____	_____	_____
☐ Lead Abatement Clearance Certificate	No. _____	_____	_____	_____

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(e)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature _____ Date _____

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☒ Check if contractor.

Agent Name _____  H.A. Fernot Co. Inc.

Address _____ 32 Kulick Rd.

_____ Fairfield, NJ 07004

Telephone (973) 575 8376

Signature Randy Mitchell

III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.