

BLOCK 1170.01 LOT 4,5,6 QUALIFICATION CODE _____ ADDRESS (SITE) 1672 ROUTE 88 PERMIT NO. 13-2228

SITE LIGHTS
TRASH ENCL.
AIR PUMP
FENCE



CONSTRUCTION PERMIT APPLICATION

C13-002148

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 CORP.
Tel. 732-750-6192 e-mail _____
Address 1 HESS PLAZA WOODBRIDGE NJ 07095
street municipality zip code

3. Ownership in Fee: Public _____ Private X

4. Principal Contractor: HA FRANK CO. INC Tel. 973-575-8376
Address 32 KULICK ROAD FAIRFIELD NJ 07004 e-mail _____

License No. OR, if new home, Builder Reg. No. 4476 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 BOLEN BOYEN
Address 35 TECHNOLOGY DR WARREN NJ 07059 e-mail _____
Tel. 908-668-8300 FAX: 908-754-4401

6. Responsible Person in Charge once Work has Begun LANDY MITCHELL
Tel. 973-575-8376 FAX: 973-575-7704

V. FEE SUMMARY (for office use only)

		Update	Update
1. Building	\$ <u>600</u> ✓		
2. Electrical	\$ <u>40</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>40</u>		
10. Subtotal	\$		
11. Cert. of Occupancy			
12. Other <u>CP</u>	\$ <u>150</u>		
13. TOTAL	\$ <u>830</u>		

VI. BUILDING/SITE CHARACTERISTICS

	(office use only)
1. Number of Stories <u>1</u>	
2. Height of Structure <u>10</u> ft.	
3. Area — Largest Floor <u>230</u> sq. ft.	
4. New Building Area <u>NA</u> sq. ft.	
5. Volume of New Structure <u>NA</u> cu. ft.	
6. Max. Live Load <u>NA</u>	
7. Max. Occupancy Load <u>NA</u>	
8. If Industrialized Building: State Approved _____ HUD _____	
9. Total Land Area Disturbed <u>600 ±</u> sq. ft.	
10. Flood Hazard Zone <u>C</u>	
11. Base Flood Elevation <u>NA</u> ft.	
12. Wetlands yes _____ no <u>✓</u> <u>Enclosure</u>	

IIa. PROPOSED WORK

- ☐ Minor Work ☒ New Building ☐ Addition ☐ Demolition
- ☐ Repair ☐ Alteration ☐ Renovation ☐ Reconstruction
- ☐ Asbestos Abat. -Subch. 8 ☐ Lead Hazard Abatement ☐ Radon Remediation ☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

- ☒ Building
- ☒ Electrical
- ☐ Plumbing
- ☐ Fire Protection
- ☐ Elevator

FOR OFFICE USE ONLY (Optional)

Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates	Re-viewer
<u>20,000</u>	<u>John</u>	<u>4/10/13</u>	<u>4/22/13</u>	<u>5/9/13</u>	<u>IM</u>		
<u>3,500</u>				<u>4-30-13</u>	<u>JS</u>		
	<u>Eng</u>	<u>4/23/13</u>		<u>4/23/13</u>	<u>AGB</u>		

TOTAL COST \$23,500

III. PLAN REVIEW (optional)

DO YOU WANT:

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/Standpipes
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks
10. ☐ Swimming Pools, Spas and Hot Tubs
11. ☐ LPGas Tanks
12. ☐ Fire Alarm

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use: _____
2. Use Group, Proposed: _____
3. Change in Use Group, Indicate Present: _____
4. No. of dwelling units: Total Units Income-restricted
- Gained, Sale _____
- Gained, Rental _____
- Lost, Sale _____

B. NON-RESIDENTIAL (primary use)

1. State Specific Use: GAS STATION
2. Use Group, Proposed: M
3. Change in Use Group, Indicate Present: _____

C. MIXED USE -List secondary use(s):

- D. Construct. Classification: Present _____ Proposed _____



Brick Township
401 Chambersbridge Rd
Brick, NJ 08723

Date Issued 9/27/2013
Control Number C-13-002148
Permit Number 13-2228
Permit Issue Date 5/24/2013
Certificate Number 13-2228

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. Fernot 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: U Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: ALTERATION - -COMMERCIAL, SITE LIGHTING Trash enclosure

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: _____

Date Printed: 9/27/2013

U.C.C. F260 (rev. 08/05)

Page 1

5/10/13 - Spoke to contractor
pm



CONSTRUCTION PERMIT

Date Issued
Control #
Permit #

5/24/13
C-13-002148
13-2228

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:

ALTERATION - -COMMERCIAL SITE LIGHTING Trash enclosure

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 \$23,500

David A. Newman Jr.
Construction Official

5/9/13
Date

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	\$600
Electrical	\$40
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$40
CO Fee	
Other	\$150
Total	\$830
Check No.	<u>1423</u>
Cash	\$0
Credit	\$0
Collected By	

+150
\$880

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:

1. 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.
2. Foundations and all walls up to grade level prior to back filling.
3. 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.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

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 1720-01 Lot 45.6 Qualification Code _____
Work Site Location 1672 ROUTE 88

Owner In Fee: HSS CORP.

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

Address 1 Hess Plaza Wesborough, NJ 07095

Contractor: HA REMED CO INC munipally Tel. (973) 575-8376

Address 32 KULCZAK RD e-mail _____

FAIRFIELD, NJ 07004

Contractor License No. or Builder Registration No. 4476 Exp. Date _____

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

Federal Emp. ID No. 22-22-82264 FAX: (973) 575-7704

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Type:	Failure	Dates (Month/Day)	Initial
☒ No Plans Required							
☒ All <u>5/9/13</u>							
☐ Footings/Foundations							
☐ Structural/Framework							
☐ Exterior							
☐ Interior							
Joint Plan Review Required:							
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator							
SUBCODE APPROVAL for PERMIT							
Date: <u>05/09/13</u>							
Approved by: <u>HA</u>							
SUBCODE APPROVAL for CERTIFICATE							
☐ CO ☐ CCO ☐ T1 CA							
Date: <u>09/27/13</u>							
Approved by: <u>HA</u>							
Barrier-Free							

B. BUILDING CHARACTERISTICS

Use Group Present M Proposed M

No. of Stories 1 Proposed M

Height of Structure 10 ft.

Area — Largest Floor 230 sq. ft.

New Bldg. Area/All Floors N/A sq. ft.

Volume of New Structure N/A cu. ft.

Max. Live Load N/A

Max. Occupancy Load N/A

Constr. Class Present _____ Proposed _____

If Industrialized Building: State Approved _____ HUD _____

Est. Cost of Bldg. Work:

1. New Bldg. \$ _____

2. Rehabilitation \$ _____

3. Total (1+2) \$ 20,000

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.

Sign here:

Print name here: DEBRA SOPRANO

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

TRASH ENCLOSURE, AIR PUMP UNIT, SITE LIGHTING

Date Received 5/24/13

Control # _____

Date Issued 13-2228

Permit # _____

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☒ Fence 6' Height (exceeds 6')
- ☐ Sign _____ Sq. Ft.
- ☐ Pool
- ☐ Retaining Wall _____ Sq. Ft.
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☒ Other TRASH ENCL. AIR PUMP
- ☐ Demolition 4 SITE LIGHTING

FEE (Office Use Only)

Administrative Surcharge \$ _____

Minimum Fee \$ _____

State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____



TOTAL FEE \$

RECEIVING CLERK
DATE REC'D 4-16-13

ZONING PERMIT APPLICATION

PERMIT # ZP-13-00464
DATE ISSUED 5/24/13

BLOCK: 1170.01 LOT: 4, 5, 6 QUALIFIER: _____ SITE ADDRESS: 1672 ROUTE 88

IDENTIFICATION:

1. NAME OF OWNER IN FEE: HBS CORP
COMPLETE ADDRESS: 1 HBS Plaza
WOODHALL, MA 02095
PHONE # 732-256-6192 EMAIL: _____

2. NAME OF APPLICANT: BDHUM BUILDING
APPLICANT ADDRESS: 35 TECHNOLOGY DR
WALTON, MA 02054
PHONE # 908-668-8300 EMAIL: _____

3. RESPONSIBLE PERSON FOR WORK: HA FERNOT, Kathy MITCHELL
PHONE # 473-575-8376 FAX # 473-575-7204

4. SIGNATURE OF APPLICANT: [Signature]

FOR OFFICE USE ONLY

FEE SUMMARY:

APPLICATION FEE: \$ 50.00
OTHER: \$ _____
TOTAL: \$ _____

REQUIRED BY APPLICANT

RESIDENTIAL: _____
COMMERCIAL: ✓
EXISTING USE: Hotel
PROPOSED USE: Hotel

BOARD APPROVAL: _____ PB X ZB
RESOLUTION #: BA-2144
APPROVAL DATE: 12/4/09

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

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

POOL: ABOVE GROUND _____ IN GROUND _____ FENCE: HEIGHT 6' TYPE solid white MATERIAL Weyer

HEIGHT: _____ (*IF APPLICABLE)

OTHER Trash Enc., Metal Roof, Site Lighting, Etc. **COMMERCIAL**

DESCRIPTION: _____

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

APR 16 2013

APR 16 2013

DATE REVIEWED: 4-16-13 DATE DENIED: DATE APPROVED: 4-16-13 INTLS: 5620

[illegible]



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1027

Date Issued:

5/24/13

Application Number: ZA-13-00330

Application Date: 04/16/2013

Project Number:

Permit Number:

2P-13-00464

Fee:

\$50

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 07054

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:

Fence, Site Improvement Work, Trash/ Recycling Container Enclosure - Vinyl board fence, six (6) feet high.

Site lighting and air pump.

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 11, 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 Kinney
Sean Kinney, Zoning Officer

Michael P. Fowler
Michael P. Fowler, Township Planner

04/16/2013

Date

4/17/13
Date



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1027

Date Issued: _____
Application Number: ZA-13-00313
Application Date: 04/11/2013
Project Number: _____
Permit Number: _____
Fee: \$50

Zoning Permit

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

Block: **1170.01**
Lot: **4**
Qualifier: _____
Zone: **H-S**

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

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

Application Approved Date: 04/11/2013

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:

New Building - One-story commercial building, 28' x 60', 18' high; 1,680 square feet for the Hess Gas Station mini-mart, "Hess Express".

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.

An additional zoning permit is required for any sign and for any other additional work.

A deed consolidating Lot 4, Lot 5, and Lot 6 into a single lot must be filed with the Ocean County Clerk.

ZA-12-01125 approved on December 7, 2012.

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

Copy

Date

Michael P. Fowler, Township Planner

Date

ENGINEERING PERMIT APPLICATION

RECEIVING CLERK: KSS
PERMIT #: 160-12-00255+4

BLOCK: 1170.01 LOT: 4,5,6 ADDRESS: 1672 ROUTE 88

IDENTIFICATION:

1. WORK SITE ADDRESS: 1672 ROUTE 88
2. NAME OF OWNER IN FEE: Hess Corp.
ADDRESS: 1 Hess Plaza PHONE #: (732) 750-6192
Westfield NJ 07095 FAX #: ()
3. PRINCIPAL CONTRACTOR: HA FERRARI CORP.
ADDRESS: 32 Kulick Lane PHONE #: (472) 575-8376
Westfield NJ 07094 FAX #: (472) 575-7704
4. ARCHITECT OR ENGINEER: BOLLER ENGINEERING
ADDRESS: 35 TECHNOLOGY DR. PHONE: # (908) 668-8300
Westfield NJ 07094
5. RESPONSIBLE PERSON FOR WORK: LAUREN M. TENCH
ADDRESS: HA FERRARI, 32 KULICK LN. WESTFIELD NJ
07094
PHONE #: (472) 575-8376 FAX #: (472) 575-7704 E-MAIL:

- PROJECT DESCRIPTION: ☐ GRADING/CLEARING ☐ ROAD OPENING
☐ SOIL REMOVAL/FILL ☐ RETAINING WALL ☐ POOL
☐ BULKHEAD/DOCK ☐ DWELLING ☐ TREE REMOVAL
☒ OTHER WASH LEVEL, AIR PUMP & SITE LIGHTING, FLOODING
LENGTH: WIDTH: HEIGHT:

ENGINEERING REVIEW:

DATE RECEIVED: 4/23/13 DATE REJECTED: DATE APPROVED: 4/23/13 INITIALS: KSS

FEE SUMMARY:

APPLICATION FEE: \$ 15700
REVIEW FEE: \$
INSPECTION FEE: \$
OTHER: \$
BOND(S): \$
TOTAL: \$ 15700

SPECIAL CONDITIONS:

OCEAN COUNTY SOILS:
DRAINAGE EASEMENTS:
UTILITY EASEMENTS:
CONSERVATION EASEMENTS:
FEMA REQUIREMENTS:
D.E.P. PERMITS:
BOARD APPROVAL: ☐ PB KZB
APPLICATION NUMBER: BA# 2149
APPROVED DATE:

COMMERCIAL



April 19, 2013

Kenneth Shafer
Township of Brick
401 Chambers Bridge Road
Brick, NJ 08723

RE: Remedial Action Status Letter
Hess Station # 30279
1672 Route 88
Brick Township, Ocean County, New Jersey
PI#: 008784

4/19/13
OK will copy
provide copy
to D Newnam/BLG
VLS

Dear Mr. Shafer,

As you are aware, remedial activities are currently underway at the Hess #30279 station, located at 1672 Route 88, in Brick Township. The completed remedial actions have included the excavation and proper offsite disposal of 602.67 tons of soil. The soil was disposed of at Clean Earth of New Castle, Delaware, under approval number 133020045. As specified under the New Jersey Department of Environmental Protection (NJDEP), Remedial Action Workplan (RAW) approval letter dated February 25, 2011, two (2) feet of soil in an area 80 feet by 55 feet in the northern corner of the property has been excavated. Currently the excavation remains open until the footings of the building are completed. "Based on an evaluation of the site soils, the footings of the building can be installed in the existing excavation." Upon completion of the footings the excavation will be backfilled with certified clean fill material to the proposed final grade.

✓ Rev →
Intern

The backfill material will act as a surface cap (engineering control) to eliminate any direct contact exposure pathway. The building slab and asphalt and concrete surface cover will also be utilized as an engineering control. Finally, a deed restriction will be filed with the County Tax Office that will limit the future use of the property as non-residential. The combination of excavation and engineering and institutional control measures has been approved by NJDEP for this site; is widely accepted remedial approach within New Jersey; and will allow for the re-development and future use of the property. The Engineering Control will be subject to a NJDEP Remedial Action Permit for Soil, which will require financial assurances for long term maintenance and, at a minimum, biennial inspection and reporting.

Please contact me at 908-757-1900, if you have any questions or require additional information.

Sincerely,
EnviroTrac Ltd.


Drew Daly
Project Manager
NJDEP License # 455520

CC: Bill Groeling - EnviroTrac
Mike Matri - Hess Corporation (mmatri@hess.com)
John Engdahl - Hess Corporation (jengdahl@hess.com)
Patrick Henry - Hess Corporation (phenry@hess.com)
Randy Mitchell - HA Fernot (hafernot@aol.com)
Project File



EnviroTrac

Environmental Services

400E Corporate Court South Plainfield, New Jersey 07080
Tel: (908) 757-1900 Fax: (908) 757-0017

Fax

To: <u>Kenneth Shafer</u>	From: <u>Drew Daly</u>
Fax: <u>732-262-2941</u>	Pages: (including cover page) <u>2</u>
Phone:	Date: <u>4-18-13 + 4-19-13</u>
Re: <u>Hess #30279</u>	CC:

☐ Urgent
 ☐ For Review
 ☐ Please Comment
 ☐ Please Reply
 ☐ Please Recycle

EnviroTrac Ltd has approximately 110 employees in 8 offices in the Eastern United States to provide quality and cost-effective solutions to our client's environmental needs. Our services include:

- + Remedial Investigations & Feasibility Studies
- + Soil Boring & Monitor Well Installations
- + Soil, Air, Surface & /GW Sampling
- + UST Compliance and Closures
- + Environmental Property Assessments
- + Remediation System Design, Install, O&M
- + Environmental Compliance & Permitting
- + Computer Modeling
- + Legal Litigation Support
- + Health & Safety Monitoring

COMMENTS:

Mr. Shafer

Please find the enclosed Remedial Status update letter for the above mentioned property

Sincerely

Drew Daly

Office Locations:

Yaphank, NY (631) 924-3001 South Plainfield, NJ (908) 757-1900 Burlington, NJ (609) 387-5553
 Norwood, MA (781) 769-5006 Tampa, FL (813) 626-8443 Fort Lauderdale, FL (954) 202-0400
 Millersville, MD (410) 729-7979 Alpharetta, GA (813) 626-8443



BOHLER

ENGINEERING

35 Technology Drive

Warren, NJ 07059

PHONE 908.668.8300

FAX 908.754.4401

May 2, 2013

Via Federal Express

Township of Brick
Building Department
401 Chambersbridge Road
Brick, New Jersey 08723

Attention: Michael Vecchio
Building Subcode

**RE: Hess Corporation
Proposed Site Reconstruction
1672 Route 88
Block 1170.01; Lots 4, 5 & 6
Township of Brick
Ocean County, NJ
BENJ No. 010390.01**

Dear Mr. Vecchio:

Pursuant to our conversation, on behalf of the Hess Corporation, we are herein transmitting the following items in regard to the above referenced location:

- One (1) copy each of Sheet 3 (Site Plan), Sheet 6 (Lighting Plan) & Sheet 9.1 (Detail Sheet), dated 08/24/12, revised 03/13/13 (Revision #5).

We have "bubbled" the light pole location on the Site Plan sheet. Should you have any questions or require any additional information, please do not hesitate to contact our office at your convenience.

Sincerely,

BOHLER ENGINEERING

Bruce E. Boyer

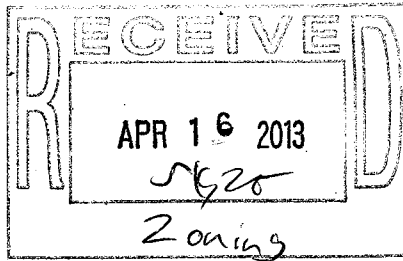
JMD/wa J:\Hess\2001\010390.01\Letters-OUT\Plumbing Code (Brick Twp) 05-02-13.doc

OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------------|------------------------------|----------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| • Southborough, MA
508.480.9900 | • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 | • Philadelphia, PA
267.402.3400 |
| • Towson, MD
410.821.7900 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | • Tampa, FL
813.379.4100 |

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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:

- File*
APP.
A. ENG
A. ATT.
B. ENG
B. ATT.
BIDING
ZONING
- 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.

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.

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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

December 4, 2002

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:

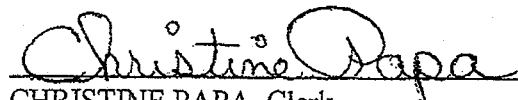
Abstaining:

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	SR	4/16/13							2A-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
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. _____	_____	_____	_____