

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR-PZ 10302462

BRICK TOWNSHIP PLANNING BOARD
PRELIMINARY AND FINAL SITE PLAN APPROVAL
WITH DESIGN WAIVERS

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CASE: PB-1305-2-PSP/FSP-1/91

March 13, 1991

WHEREAS, St. Dominic's Roman Catholic Church, having a mailing address of 250 Old Squan Road, Brick, NJ 08724, has applied to the Brick Township Planning Board for preliminary and final site plan approval with design waivers pursuant to N.J.S.A. 40:55D-46, 50 & 51; and

WHEREAS, proof of service as required by law upon appropriate property owners and governmental bodies has been furnished and determined to be in proper order; and

WHEREAS, a public hearing was held on February 27th, 1991 in the Municipal Building, at which time testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, the Board makes the following factual findings and findings of law:

1. This property is designated as Lots 5 & 7, Block 1091 on the Municipal Tax Map.

2. The property is located in the B-3 Highway Development Zone.

3. The applicant proposes to construct an 8,641 square foot addition to an existing school. The proposed addition contains a computer room, music room, art room, mechanical room, two kindergarten classrooms and lavatory facilities. The proposed addition and site improvements will extend into the existing easterly parking area. The existing use of the site includes a church, school parish center, rectory and associated

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parking areas.

4. The Board's Engineer, T & M Associates, prepared a report to the Board dated February 13th, 1991. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

5. The applicant has requested nine design waivers with regard to submitting documents. The Board finds that the design waivers are reasonable and should be granted because:

A. The site drawings address only the portion of the site to be altered. Since the project is an addition on the east side of the existing school and no disturbance is proposed for the remainder of the tract, the Board finds it is reasonable to submit drawings covering only that portion of the property to be altered.

B. The submission of the current boundary survey and related items is unnecessary because this documentation has been previously submitted to the Board at the time of original approval. Likewise, an as-built survey of all existing buildings and improvements on this site is unnecessary because these items have been shown on the previously approved site plan.

C. The Board finds it is unnecessary to submit a current topographic survey of the entire site because the topography was shown on the prior site plan, and there have been no adverse drainage conditions resulting from the improvement and utilization of the site. Likewise, it is unnecessary to submit an as-built plan of all existing storm drainage and utilities on the site and within 200 feet because these facilities exist and

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will not be impacted by the addition to the school.

D. The applicant has requested that the Board waive the submission of an environmental impact statement. The Board finds it is reasonable to waive this requirement because the proposed addition proposes no disturbance to the remainder of the tract.

E. The applicant has requested waiver of a traffic report. The Board finds it is reasonable to waive this study because the proposed addition will have a minimal traffic impact on the site and adjoining streets.

F. The applicant has requested that the Board waive the detail of showing all specimen trees on the site. Because the site is now improved and the addition area minimally extends the current facilities, the Board finds this detail is unnecessary.

G. The applicant has requested that a design waiver be granted to reduce the size of parking spaces from 10 feet by 20 feet to 10 feet by 18 feet in the parking lot adjacent to the new addition. The waiver has been requested due to the unusual configuration of the available parking area on this part of the site. The strict imposition of a 20 foot deep parking stall would eliminate many spaces which may be provided by designing a 10 by 18 foot stall. The Board finds this waiver is reasonable based on the limited use of the parking facilities adjacent to the new addition. Presently, there are 420 parking spaces on site. Thirteen spaces will be eliminated by the construction of the addition, leaving 407 parking spaces available for use.

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Although this is more than twice the number of spaces required by Ordinance, the Board finds that it is advisable to maximize the available number of parking spaces for this type of use.

6. The applicant has complied with the requirements of the Site Plan Ordinance and the overall development plan for this property is consistent with the intent and purpose of the Municipal Development Ordinance. Accordingly, the Board finds that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Township Zone Plan, Zoning Ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 13th day of March , 1991, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions for site plan approval as set forth on attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or the applicant's representatives during the presentation of this application.

3. The applicant shall comply with all conditions proposed in the Board's engineering report of February 13th, 1991.

4. The applicant shall comply with all conditions proposed in the Bureau of Fire Safety Report of February 1st, 1991.

5. Applicant shall verify that the septic system noted on the site plan as possibly abandoned has been abandoned in fact and has been properly capped or, shall cap the abandoned septic

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system if this has not already been accomplished. The note on the site plan shall be amended accordingly.

6. Applicant shall provide post and chain with appropriate signage to cordon off the parking area located adjacent to the proposed addition at its egress onto Old Squan Road. Such parking area shall be chained off during hours of operation of the proposed addition.

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MOVED BY: Mr. Cantillo

SECONDED BY: Councilman Chrobocinski

VOTING IN AFFIRMATIVE: Mayor Zboyan Mr. Anderson

Councilman Chrobocinski Mr. Heslin Mr. Scherer Mr. Skirde

Mr. Vespi Mr. Cantillo Mrs. Barlo

VOTING IN NEGATIVE:

INELIGIBLE TO VOTE: Mr. Wylie

ABSTAINING:

ABSENT: Mrs. LaDuke

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 adopted by the said Planning Board of the Township of Brick at a regular meeting held on the 13th day of March, 1991

IN WITNESS WHEREOF, I have set my hand this 18th day of March, 1991.

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

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

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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 N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act."

2. All materials, methods of construction and details shall be in conformance with the current "Engineering Specifications and Construction Details" of the Township of Brick, which are on file in the office of the Township Engineer.

3. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a change in the plans approved by this Board, the applicant must reapply to the Brick Township Planning Board for approval of that change.

4. Applicant shall resubmit this entire proposal for re-approval should there be any deviation from the terms and

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conditions of this Resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant.

5. Applicant shall provide a statement from the Brick Township Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.

6. Prior to the issuance of a construction permit, the applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.

7. Applicant shall post an inspection fund with the Township Clerk 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.