

**BRICK,
TOWNSHIP
OF**
(Planning/Zoning)

PA 1938-1939
William James
Black-1015-101501 Ret'd 191930

Deemed Complete.
May 5, 1989
95 days for Decision
Expires: Aug 8, 1989
Waived to Sept 30, 1989

Hearing July 2, 1989
Spec July 18, 1989
Spec Sept 7, 1989

(12)
\$1500 fee paid Nov 30, 1989

absent. ~~Handwritten~~
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TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application No. PB-1935-Pms-3/89

Planning Board X Zoning Board _____ Date of Submission 3-21-89
Mo. Day Yr.

Filing Fee \$ 5,060.00

A. APPLICANT William James
Name
167 Cartagena Avenue 201-920-3769
Street Address Telephone #
Brick, New Jersey 08723
City & State Zip Code
(If not owner set forth ownership interest, Contract
Purchaser, etc., & attach copy of document showing
same)
OWNER Same as applicant
Name
Street Address Telephone #
City & State Zip Code

B. TYPE OF APPLICATION: New X Amended _____
1. Minor Subdivision _____ 4. Site Plan-Prel. _____
2. Major Sub.-Prel. X 5. Site Plan-Final _____
3. Major Sub.-Final _____ 6. Conditional Use _____
Date of Prel. Approval _____ (Must be accompanied
w/site plan)
7. Cluster Zone _____
8. C.40:55D-70A _____ 11. C.40:55D-70D _____
9. C.40:55D-70B _____ 12. C.40:55D-34 _____
10. C.40:55D-70C _____ 13. C.40:55D-35 _____

C. PREVIOUS APPEALS OR ACTIVITY
No X Yes _____ If yes, date _____ - _____ - _____ Type
Mo. Day Yr. Variance _____
Approved _____ Disapproved _____

D. LOCATION:

Austin Avenue
Street Address

57 1068; 1068.01 4; 18, 19 & 20
Tax Map # Block(s) # Lot(s) #

Type of Road: Cul-de-sac Secondary
Minor X Major
Collector Arterial

Number of Proposed Streets w/names Three (3)

Zone District:

<u>Residential</u>	<u>Business</u>	<u>Other</u>
R-5 <u> </u>	B-1 <u> </u>	H-S <u> </u>
R-7.5 <u> X </u>	B-2 <u> </u>	PRWC <u> </u>
R-10 <u> </u>	B-3 <u> </u>	
R-15 <u> </u>		
R-20 <u> </u>	<u>Office Professional/</u>	
R-R <u> </u> (PRRC Option) <u> </u>	<u>Light Industrial</u>	
R-M <u> </u>	O-P <u> </u>	
	O-P-T <u> </u>	
	M-1 <u> </u>	

E. DESCRIPTION OF PROPOSED USE:

1. Present Use Vacant

2. Proposed Use Single Family Residential Dwellings

3. No. of Lots/Units 51/50 Dwellings

4. Brief Description of Application Proposed fifty-one (51)
lot major subdivision to construct fifty (50) single family dwelling
units.

5. Lot Size:

<u>Proposed</u>	<u>Frontage/Width</u>	<u>Depth</u>	<u>Square Feet</u>	<u>Acres</u>
	<u>75' (min.)</u>	<u>90' (min.)</u>	<u>7,500 (min.)</u>	<u>0.17</u>
<u>Required</u>	<u>75'</u>	<u>90'</u>	<u>7,500</u>	<u>0.17</u>

5A. Does Applicant Own Adjoining Property? Yes

6. Primary Building Setback Requirements:

<u>Proposed</u>	<u>Front</u>	<u>Side</u>	<u>Front/Side</u>	<u>Rear</u>
	<u>25' (min.)</u>	<u>6' (min.)</u>	<u> </u>	<u>15' (min.)</u>
<u>Required</u>	<u>25'</u>	<u>6'</u>	<u> </u>	<u>15'</u>

7. Accessory Building Setback Requirements:

<u>Proposed</u>	<u>Side</u>	<u>Rear</u>
	<u>N/A</u>	<u>N/A</u>
<u>Required</u>	<u>5</u>	<u>5</u>

8. Height:

<u>Proposed</u>	<u>Height</u>	<u>Stories</u>
	<u>35' (max.)</u>	<u>2 1/2 (max.)</u>
<u>Max. Allowed</u>	<u>35'</u>	<u>2 1/2</u>

9. Percent of Lot Coverage:

<u>Proposed</u>	<u>30 (max.)</u>	<u>%</u>
<u>Maximum Allowed</u>	<u>30</u>	<u>%</u>

10. Gross Floor Area:

<u>Proposed</u>	<u> </u>	<u>Sq. Ft.</u>
<u>Minimum Required</u>	<u>N/A</u>	<u>Sq. Ft.</u>

11. No. of Parking Spaces: N/A

<u>Proposed</u>	<u>Off-Street</u>	<u>Loading</u>
	<u> </u>	<u> </u>
<u>Minimum Required</u>	<u> </u>	<u> </u>

12. Basis for Determining Parking Requirements: N/A

<u>Employees</u>	<u> </u>	<u>Units</u>	<u> </u>	<u>Seats</u>	<u> </u>	<u>Beds</u>	<u> </u>
<u>Courts</u>	<u> </u>	<u>Rooms</u>	<u> </u>	<u>Stalls</u>	<u> </u>	<u>Other</u>	<u> </u>

F. UTILITIES

1. Water Will the applicant require new water supply in street? Yes X No
- Is Municipal water supply available? Yes X No
- Is water to be supplied from a well? Yes No X
- Has application been made to the B.T.M.U.A.?
- Yes X No Pending
- Has application been approved? No denied? No Date N/A

2. Sewerage - Will this application require new sewerage lines in street? Yes X No
Will this application require expansion of existing lines? Yes X No
Will this application require a septic system? Yes No X

3. Gas Natural Gas X Existing X Above Ground
 Propane Proposed X Below Ground X

4. Electric Existing Above Ground
 Proposed X Below Ground X

G. Has application been made to the Ocean County Planning Board? Yes
Approved Denied Date Pending

H. DEED RESTRICTION OR COVENANTS? Yes No
(If yes, attach copy)

I. Certificate of Taxes/Assessments Paid to Date Attached? Yes
(Said certificate to be submitted with application for acceptance)

J. ARGUMENTS FOR VARIANCE (To be completed by applicant)

Undue Hardship Consideration:

Negative Criteria: (To be completed for "D" variance &
Conditional Use Applications)

Special Reasons: (To be completed for "D" variance only)

Yes X No If yes, there must be a market value offer to sell or purchase all or part of the property if applying for "C" Variance, i.e. lacking square footage, width or depth & copy of said request, by certified mail, must be presented at the hearing.

[illegible]

1. Engineer	Dave R. Magno, P.E.	201-840-1700
	Name	Telephone #
	McSweeney & Drewes	
	1466 Rt. 88 West, P.O. Box 1429	
	Address	
	Brick, New Jersey 08724	
	City, State & Zip Code	

Name	Telephone #
Address	
City, State & Zip Code	

3. Site Planner

Name

Telephone #

Address

City, State & Zip Code

4. Attorney

John Paul Doyle

201-840-1700

Name

Telephone #

c/o Doyle, Oles & Cucci

P.O. Box 1609

Address

Brick, New Jersey 08724

City, State & Zip Code

N. AUTHORIZATION OF SIGNATURE (If applicant is a Corporation)

This will certify that _____

Title _____ of (Corporation Name & Address)

who subscribed to the above application for development in the Township of Brick has been authorized by this Corporation to do so.

Attest

Secretary (Corporate Seal)

Corporate Name

President

N.J.S.A. 40:55D-48.1 et seq. requires all corporations or partnerships applying to a Planning Board or Board of Adjustment for permission to subdivide a parcel of land into six (6) or more lots or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or seeking approval of a site to be used for commercial purposes to list:

- (a) If a corporation - names and addresses of all stockholders owning at least 10% of its stock of any class;
- (b) If a partnership - names and addresses of the individual partners having at least 10% interest in the partnership.

O. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

William James of full age
being duly sworn according to law, on oath deposes and says,
that all of the above statements and the statements contained
in the papers submitted herewith are true.

Sworn and Subscribed to:

before me this 17th day:

of March, 1989:

Janet Johnson
JANET JOHNSON
Notary Public of New Jersey
My Commission Expires Feb. 7, 1994
P. AFFIDAVIT OF OWNER

(Applicant to sign here)

William James

STATE OF NEW JERSEY

COUNTY OF OCEAN

William James of full age
being duly sworn according to law on oath deposes and says,
that the deponent resides at 167 Cartagena Avenue
in the Township of
Brick in the County of Ocean
and State of New Jersey that William James
is the owner in fee of all that certain lot, piece of land
situated, lying and being in the municipality aforesaid, and
known and designated as Block(s) 1068; 1068.01, Lot(s) 4; 18, 19 & 20
Street Address Austin Avenue

Sworn and Subscribed to

before me this 17th day

of March, 1989:

Janet Johnson
JANET JOHNSON
Notary Public of New Jersey
My Commission Expires Feb. 7, 1994

(Owner to Sign Here)

William James

Q. AUTHORIZATION BY OWNER:

(If anyone other than above owner is making this application, the
following authorization must be executed)

To the Approving Board of the Township of Brick:

is hereby authorized to
make the within application.

Dated: _____

Owner's Signature

R. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

(X) Applicant () Owner (X) Attorney

Name & Firm Dave R. Magno, P.E. McSweeney & Drewes

Address 1466 Rt. 88 West, P.O. Box 1429, Brick, New Jersey 08724

S. WITNESS FOR APPLICANT:

Identifying Letter to Proceed Name of Witness:

S - Self/Relative N - Neighbor O - Other

T - Twp. Employee E - Expert

1. E Dave R. Magno, P.E.
(Name)
2. E John Paul Doyle, Esq.
(Name)
3. _____
(Name)
4. _____
(Name)
5. _____
(Name)

R. REPORTS RECEIVED FROM REVIEWING AGENCIES (Not to be completed by applicant)

<u>REVIEWER</u>	<u>DATE SENT</u>	<u>DATE REC'D.</u>	<u>RECOMMENDATIONS</u>
1. Board Engineer			
2. Board Planner			
3. Fire District #			
4. Environmental Comm.			
5. Shade Tree Comm.			
6. Traffic Safety			
7. B.T.M.U.A.			
8. O.C. Planning Board			
9. Soil Conservation Dist.			
10. N.J.D.E.P.			
11. N.J.D.O.T.			

BRICK TOWNSHIP PLANNING BOARD
PRELIMINARY MAJOR SUBDIVISION APPROVAL WITH DESIGN WAIVERS

RESOLUTION: R-136-89

December 13, 1989

CASE NO.: PB-1935-PMS-3/89

WHEREAS, application has been made by William James, owner of Lot 4, Block 1068 and Lots 18, 19, and 20 Block, 1068.01, Brick Township Tax Map, for preliminary major subdivision approval to subdivide said premises into fifty (50) proposed residential building lots together with an additional lot containing proposed detention basin and wetlands, wetlands buffer and other open space areas, together with design waiver for street jogs less than the required 125 feet and lack of a cul-de-sac terminus at the proposed terminus of Austin Avenue; and

WHEREAS, proper service has been made upon all of the property owners within 200 feet of the premises in question and proper notice and publication has been made as required by New Jersey Statute and proper proof of service has been filed by the applicant with the Planning Board of the Township of Brick; and

WHEREAS, the Planning Board having considered the application and plans filed with its secretary and having heard the witnesses and evidence and having examined the exhibits of the parties in interest and having heard and considered the comments of the public, if any, at a special meeting held on September 7, 1989; and

RESOLUTION: R-136-89

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CASE NO.: PB-1935-PMS-3/89

December 13, 1989

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

1. The applicant is the owner of the subject premises.
2. The property is located in the R-7.5 single family residential zone.
3. The proposed subdivision consists of fifty (50) residential building lots and one lot containing wetlands area, wetlands buffer areas, a detention basin to service the subdivision and certain conservation areas, and this residential subdivision is a permitted use within the zone.
4. The fifty (50) proposed residential building lots fully conform with the bulk and area requirements of the zoning ordinance. However, it is noted that the useable rear yard areas of proposed lots 5 through 8 in Block 1068.06 which front on proposed Maxwell Court and the rear yards of Lots 3 and 4 in Block 1068.05 are severely restricted by the wetlands buffer area. This concern shall be the subject of a condition set forth in this Resolution of Approval which condition shall be required to be complied with by the applicant.
5. the application, as submitted, requests a design waiver for lack of a cul-de-sac terminus at the southwesterly terminus of Austin Avenue. The Planning Board finds that this requested design waiver is reasonable and should be granted for the following reasons:
 - A. Only one (1) lot will be impacted by the lack of a cul-de-sac on this terminus. However, this lot will have a driveway which will provide for an adequate turn around for vehicles seeking access for this particular lot and accordingly this is found to be a reasonable request since there is adequate turn around for vehicles.

RESOLUTION: R-136-89

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CASE NO.: PB-1935-PMS-3/89

December 13, 1989

B. During the consideration of this application, the applicant presented testimony and evidence as to the proposed extension of Austin Avenue to a future subdivision on adjacent premises which subdivision will be required to have a cul-de-sac constructed therein. Based upon the zoning of the adjacent premises and the lack of ability to utilize the adjacent premises for any purpose other than residential lots, it is anticipated by the Planning Board that it is very likely that Austin Avenue will be extended and that this extension will result in the construction of a cul-de-sac.

C. Under the circumstances, and based upon the minimal impact of the lack of a cul-de-sac, and the fact that if a temporary cul-de-sac is constructed that it will result in excess curbing and pavement which will most likely not be removed at some future date, the requested waiver of a cul-de-sac at this location is deemed to be appropriate.

6. The application additionally requests street jogs of approximately 45 feet for existing Hayes Avenue and proposed Maxwell Court and the Planning Board finds that under the circumstances and based upon the fact that Hayes Avenue is an existing street, that this requested design waiver is appropriate and should be granted.

7. During consideration of this application, it was pointed out to the Planning Board that on an overall basis, the net runoff for this project as a whole has been reduced. However, the runoff from the Maxwell Court area and the Miller Avenue area will, in fact, increase. However, the testimony was to the effect that this runoff would be piped to an existing drainage system and that the impact on this system would be minimal.

RESOLUTION: R-136-89

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CASE NO.: PB-1935-PMS-3/89

December 13, 1989

Under the circumstances, the Planning Board has determined that it is appropriate to grant a storm water management waiver with respect to the increased runoff for the Maxwell Court and Miller Avenue area.

NOW, THEREFORE, BE IT RESOLVED that the application of William James, owner of Lot 4, Block 1068 and Lots 18, 19, and 20 Block 1068.01, Brick Township Tax Map for preliminary major subdivision approval to subdivide said premises into fifty (50) proposed residential building lots together with an additional lot containing a proposed detention basin and wetlands, wetlands buffer, and other open space areas, together with various design waivers is hereby APPROVED on this 13th day of December 1989 subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions for preliminary major subdivision approval as set forth in attachment "A".

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

~~3.~~ The applicant shall comply in all respects with the conditions and requirements set forth in the report of the Planning Board Engineer dated September 7, 1989 and the report of the Township Planner dated August 21, 1989, Paragraph III.C.F.; IV. E., as to resurfacing and curbing of Austin Avenue, only; VII.A.(2)(3)(4)(5).

~~4.~~ The approval of this subdivision is based upon the assumption that the wetlands consist of an intermittent wetland and will require a fifty (50) foot buffer. In the event the buffer is required to exceed fifty (50), an amended preliminary major subdivision application shall be filed with the board and shall be subject to review and approval by the Planning Board.

RESOLUTION: R-136-89

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CASE NO.: PB-1935-PMS-3/89

December 13, 1989

D.C.

5. In accordance with the representation and agreement of the applicant, the applicant will preserve and maintain as many existing trees as possible. Clearing limits shall be delineated in the field by the construction of temporary silt and snow fences.

~~4~~

This approval is specifically conditioned upon compliance with the condition that in no event shall any lot have less than 7,500 square feet of useable area after deducting buffer areas.

~~4~~

Proof of Department of Environmental Protection certification of the wetlands line delineated on this map shall be provided.

see # 1506-890093.2-TW

W.F.

Pavement widths shall be thirty (30) feet with curbing, for purposes of public safety and welfare and in order to conform with Township Ordinance requirements.

DC 9
L 991

All wetlands and wetland buffer area shall be left in their natural state. All wetlands areas shall be set forth in a conservation conveyance which shall be provided to the Township of Brick or the State of New Jersey. OK see 9/28/90

term letter
in FMS
folder

RESOLUTION: R-136-89

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CASE NO.: PB-1935-PMS-3/89

December 13, 1989

MOVED BY: Mr. Scherer

SECONDED BY: Mr. Cierzo

VOTING IN THE AFFIRMATIVE: Mr. Cierzo Mr. Geller

Mr. Vespi Mrs. LaDuke Mr. Pettit Mr. Scherer

Mr. Mangarelli

VOTING IN THE NEGATIVE: _____

ABSTAINING: Mr. Kazawic

ABSENT: Mr. Gunther Mayor Newman Councilman Scarpelli

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 December, 1989.

IN WITNESS WHEREOF, I have set my hand this 13th day of December, 1989.

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

ATTACHMENT "A"

STANDARD PLANNING BOARD CONDITIONS-PRELIMINARY MAJOR SUBDIVISION

RESOLUTION R-136-89

PAGE -7-

CASE No. 1935-PMS-3/89

DECEMBER 13, 1989

1. Applicant should obtain any other approvals with respect to submission to any other Federal, State, County or Municipal agency having jurisdiction over same. Upon receipt of approval, the applicant shall supply a copy of said permit or permits to the Board. In the event that any other jurisdictional agency requires a change in the applicant's plans, the applicant must reapply to the Brick Township Planning Board for approval of that change.

2. Applicant shall resubmit this entire proposal should there be any deviation from this resolution or the submitted documents which are hereby made a part hereof and shall be binding on the applicant.

3. Applicant to supply evidence by way of a statement from the Brick Township Tax Collector that all taxes are current as of the date of the fulfillment of the conditions of this approval.

4. Applicant shall post an Inspection Fund with the Township Clerk in an amount to be determined by the Township Engineer.

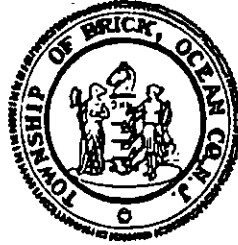
5. No soil shall be removed from the site without the written approval from the Township Council.

6. Applicant shall obtain certification by the local Soil Conservation District of a plan for soil erosion and sediment control in accordance with Public Law 1975, Chapter 251, "Soil Erosion and Sediment Control Act".

BTMUA
CAFEA
Stream Erosion

OK
3/4/89
'90

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N. J. 08723



Daniel F. Newman, Mayor

Members of Township Council:
Warren H. Wolf, Council President
Charles E. Anderson
Patrick L. Bottazzi
Mary Anne L. Butler
Andrew R. Ciesla
Joseph C. Scarpelli
David W. Wolfe

Department of Engineering

Scott R. Mac Fadden
Business Administrator
(201) 477-3000, ext. 201

Jerome J. Tansey, P.E., P.P.
Municipal Engineer
Richard E. Garnett, L.S., P.P.
Municipal Surveyor/Planner
(201) 477-3000

May 24, 1989

Brick Township Planning Board
Ocean County, New Jersey

RE: Case PB-1935- Preliminary Major Subdivision
William James
Block 1068, Lot 4
Block 1068.1, Lots 18-20 (Tax Sheet 57)
First Review

RECEIVED

MAY 25 1989

BRICK TOWNSHIP PLANNING BOARD

Dear Board Members:

Concerning the above referenced case the following is offered:

Title	Dorothy Estates
Engineer	McSweeney & Drewes
Attorney	Doyle, Oles & Cucci
Owner	William James
Plan Date	17 March '89
Latest Revision	N/A
Size of Tract	+/-26.3 acres
Proposed # of Lots	50 building lots & one detention basin lot.
Proposed Use	Single Family dwellings and a drainage/wetland lot.
Location	South-westerly extension of Riviera Beach
Current Zoning	R-7.5
Site History	Subject of an approved use variance in May 86' to allow R-7.5 development in B-3 zone. In March of 87' the 23 building lot major subdivision "Country Shores" was approved (BA-1290). All improvements are in with many of the homes constructed.

This application encompasses the remainder of lot 4 which was not subdivided into building lots and lots 18,19 & 20 which were divided at time of Board of Adjustment approval into 3 building lots. The Board Attorney should be consulted as to whether a further subdivision of these three previously created lots would violate the previous approval.

James
McSweeney/
Drewes
Doyle
Lane
Tansey
RHC

I Relationship to Surrounding Land Uses and Zoning

<u>A. Adjacent to the</u>	<u>Use</u>	<u>Zone</u>
North	Residential	R-7.5
East	Residential	R-7.5
South	Water Tower/Self Storage	R-7.5/M-1
West	Vacant/Beaver Dam Creek	R-7.5/M-1

B. Proposed lots 12-15 in block 1068.04 adjoin a self storage station in the M-1 zone. A +/-50' building setback and 20' buffer areas are provided at the self storage site. Proper measures should be taken by this applicant to properly buffer the proposed new residences from this somewhat incompatible adjacent land use (i.e. increased plantings, fencing, longer lot depths and/or increased rear yard setbacks, berming).

II Conformance with Master Plan

A. Recently adopted Master Plan designated this area for R-7.5 type development from the previous B-3 designation.

- B. The following master plan provisions are relevant.
- Require adjoining structures to be non look alike.
 - Require drainage inlets to have bicycle grates.
 - Protect environmentally sensitive lands.

III Environmental Impact - by Martin Troscott dated March '88

A. Being over 24 dwelling units the application is subject to CAFRA review and approval.

B. Wetlands delineated and verified.

C. The useable yard are of proposed lots 5-8, block 1068.06; and lots 3-5, block 1068.05 are restricted by the presence of CAFRA required wetland buffer areas. As usual it is recommended that all lots contain a minimum 7,500 of useable area.

D. All wetland, and wetland buffer areas should be left in their natural state, contain a conservation easement, and be offered to the Township. It should be clearly noted that the remainder of lot 4 is to be offered to the Township in its entirety.

E. The applicant should testify as to the CAFRA acceptance of the 50' wetland buffer. Increased requirements would severely impact the design of the subdivision.

Brick Township Planning Board
William James
PB-1935-PMS
Page 3

F. All litter and debris on the site, especially those areas to be dedicated to the Township, should be cleaned up. This should be a specific condition of any approval.

G. The feasibility of retaining existing vegetation on the interior of the loop street should be explored.

H. Soil types preclude the construction of basements.

IV Circulation - Traffic report by Abbington-Ney Assoc, 15 March '89.

A. All surrounding streets projected to operate at acceptable post development levels of service. However, the proposed future improvements to Burnt Tavern Road are no longer being actively perused. Study based on same needs updating.

B. The Miller Avenue cul-de-sac was improved as part of the '87 Board of Adjustment approval as were three building lots fronting on Sweeney Avenue. A cul-de-sac (Maxwell Court) with 8 lots is now proposed where the three lots were previously approved. These two cul-de-sacs should be eliminated in favor of a thru street. This probably would have been required as part of the Board of Adjustment approval had this further subdivision of the property been proposed at that time.

C. The proposed Maxwell Court is offset only +/-50' from Hayes Avenue whereas a 125' minimum is required (190-207 L).

D. Austin Avenue provides for future connection into adjoining developable land as recommended. However, a temporary cul-de-sac is required at its terminus (190-207 Q).

E. The +/-200' of existing Austin Avenue is proposed to be resurfaced and curbed out to the intersection of Prospect Drive. For continuity, sidewalks should also continue to the intersection. Similar improvement should be provided on the portions of Miller Avenue between the Country Shores subdivision and Prospect Drive.

V Site Design

A sizeable portion of the property is proposed for dedication to the Township, some of which contains unrestricted upland. The use of these areas for recreational purposes should be explored. Access to this land would appear appropriate in the vicinity of proposed lot 19 adjacent to the detention basin. There are no recreational facilities in the immediate vicinity. On sheet 1 of 11, delineate the wetlands on all of lot 4.

VI Ordinance Deficiencies

<u>Item</u>	<u>Required</u>	<u>Provided</u>
Lot Frontage	75' *	70.47 (Blk 1068.02, Lot 7)
Lot Area Corner Lot	9,000**	7686sf (Blk 1068.03, Lot 7)
Street Jogs	125'	+/- 50'
Temporary Cul-de-sac	Yes	No

* Ordinance requires a 75' lot width measured at the building setback. Previously this has been interpreted as requiring 75' of frontage when there is no curvature to the frontage. The Board should decide whether this constitutes a variance.

** The Board must determine whether this lot is classified as a corner or interior lot.

VII Design Details

A. Upon request of the Municipal Engineer, the proposed 10' drainage easement along Sweeney Avenue should be 17'.

B. In regard to landscaping:

- 1) Provide street trees along Sweeney Avenue West.
- 2) Proposed lots 1&2, Block 1068.05 are each short one shade tree.
- 3) Additional evergreen buffering should be provided along the common border with the self storage units.
- 4) The norway spruces and white pines are required to be a 8-10' planting height.
- 5) Note conformance with 44A-143.
- 6) The landscape architect need sign the plan.
- 7) If it would not interfere with drainage, additional trees should be planted in the detention basin. Also the ground cover within the basin should be specified.

Brick Township Planning Board
William James
PB-1935
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- 8) Specify the type of ground cover and if needed provide a seeding schedule.

No further comments at this time



Richard E. Garnett, L.S., P.P.
Municipal Surveyor/Planner

REG/GRC/ks

**ENGINEERING
& MANAGEMENT ASSOCIATES, INC.**
593 Winding River Road
Brick, New Jersey 08724
201-840-7640

May 9, 1989

RECEIVED

MAY 9 1989

BRICK TOWNSHIP PLANNING BOARD

Brick Township Planning Board
401 Chambersbridge Road
Brick, New Jersey 08723

Re: James, William
Dorothy Estates
Preliminary Major Subdivision
Block 1068, Lot 4 and
Block 1068.01, Lots 18, 19 & 20
First Review
PB 1935

Dear Board Members,

I have reviewed the plans entitled "Preliminary Major Subdivision, Dorothy Estates, Block 1068 Lot 4 and Block 1068.01, Lots 18, 19 and 20" prepared by McSweeney & Drewes consisting of eleven (11) sheets dated as follows:

Sheet	Date	Latest Revision Date
1	3-17-89	-
2	3-17-89	-
3	3-17-89	-
4	3-17-89	-
5	3-17-89	-
6	3-17-89	-
7	3-17-89	-
8	3-17-89	-
9	3-17-89	-
10	3-17-89	-
11	3-17-89	-

James
McSweeney/Drewes
Doyle
Lane
Tansey
Garnett

The applicant is proposing to subdivide the referenced property into fifty (50) residential building lots in the R7.5 Residential Zoning District where residential dwellings are an allowable use. A total of fifty one (51) lots are proposed with the fifty first lot containing a proposed detention basin and wetland areas. The future ownership of this Lot, Lot 4 in Block 1068 should be clarified.

The plan as submitted is in compliance with the bulk requirements of the R7.5 Zone however the following design waiver is required.

Item	Required	Provided
Cul-de-sac @ terminus of all dead end streets	Yes	No (South westerly terminus of Austin Ave)
Street Jogs	125 Ft.	45 Ft +/- (Existing Hayes Ave & Prop. Maxwell Court)

The proposed subdivision consists of two separate areas although no sectioning is indicated. The first area is a proposed cul-de-sac running southerly from Sweeney Ave West on which eight (8) proposed lots are situated. The balance of the proposed building lots (42) are located in an area of the site accessed from existing Miller Ave and existing Austin Ave.

Additional Comments:

1. The Board should note that the useable rear yard area of proposed Lots 5 thru 8 in block 1068.06 which front in proposed Maxwell Court are severely restricted by a wetlands buffer area. Likewise, the proposed grading on Lot 1 in Block 1068.06 reduces the amount of useable rear yard area. Proposed grading and wetlands buffer also impact the rear yards of Lots 3 and 4 in Block 1068.05.
2. The wetlands line is indicated on the plan as being field verified by the NJ DEP however, proof of DEP certification should be provided. *will be submitted*
3. Earthwork computations indicate that 23,090 cy of fill will be required for the proposed project.
4. The Key Map on Sheet 1 of the plans should indicate the M-1 Zone to the southwest of the site and the correct zone for the site itself. The site was rezoned from the B-3 Zone, as shown on the plans to the R7.5 Zone as a result of the 1988 Master Plan update.

5. Sight triangle easements should be provided at the intersection of Cajun Lane and Miller Ave.
6. In regard to drainage and grading the applicant is proposing to construct a detention basin in the southerly area (42 lot area) of the site that will reduce the volume of runoff for both a Ten (10) year and One Hundred (100) year storm if credit is given for recharge that will occur as a result of the leader drains from 36 of the proposed dwelling units being connected to seepage pits. Without credit for the seepage pit recharge the peak rate of runoff increases by 4.47 cfs and 3.45 cfs for the 10 and 100 year storms respectively as compared to existing or predevelopment conditions.

Specific comments as to drainage and grading are as follows:

- A. A drainage area map should be provided for the Maxwell Court area of the project. Further, the drainage calculations submitted should clarify the stormwater management controls proposed for this area. If none is proposed a design waiver must be requested. *provided*
- B. A review of the soil logs indicates that the lowest elevation in the detention basin as well as the bottom of a number of the seepage pits may be within two (2) feet of the seasonal high water table. The applicant's engineer should evaluate this condition and make grade adjustments if necessary. *always higher than water table*
- C. A low flow channel should be provided in the detention basin.
- D. The disposition of runoff from low areas to the rear of Lots 6 & 7 in Block 1068.02 and Lots 3 & 4 in Block 1068.06 should be addressed.
- E. A number of lots, particularly those in Block 1068.03 have minimal driveway and yard slope based on the standard footprints provided on the Preliminary Plans. Therefore the applicant's attention is directed to the standard condition below (Item 14) which requires that individual grading plans at the time building permits are sought.
- F. The location of the emergency spillway from the detention basin should be clarified.
- G. Existing contours should be labeled more frequently, particularly in Block 1068.03.

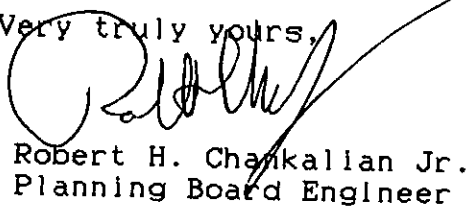
- H. The applicant's engineer should clarify the method of calculating the required volume of the detention basin in that the total runoff calculations for existing conditions (Page 3 of 31) utilizes 10.41 Ac. whereas total runoff under proposed conditions (Page 4 of 31) utilizes only the 5.07 acres tributary to the basin. If this interpretation is correct no stormwater management is being proposed for the easterly side of the Miller/Austin Ave area of the site and an additional design waiver would be required.
7. The plans as submitted proposed 50 Ft right-of-ways and 30 Ft pavement widths with curbing as required by Township Code. However the EIS prepared for the CAFRA application contains a letter from NJ DEP dated 11-1-88 (Appendix G) in which a 28 Ft pavement width without curbs. The applicant should address the issue as to whether or not they intend to meet the request of CAFRA.
8. A review of the traffic report contained in the EIS indicates that all of the Levels of Service at the intersections in the vicinity of the site including the intersections of Sweeney, Miller and Austin Avenues with Burnt Tavern Road will operate at Levels A or B as a result of this project.
- Traffic volumes utilized in the analysis were seasonally adjusted and a growth factor to 1991 was applied.
- The Board may wish to consider requiring an impact assessment beyond 1991 and/or an evaluation of impact at other affected intersections (ie: Burnt Tavern Road & Route 70, Prospect Drive & Route 70).
9. A landscape plan is included with the plans submitted. Detailed review of this plan will be addressed by the Township Planner.
- 10 The Board's attention is directed to Public Law 1975, Chapter 251, "Soil Erosion and Sediment Control Acts", which mandates that any approval granted be conditioned upon certification by the local Soil Conservation District of a plan for soil erosion and sediment control.
- 11 The applicant is also made aware of the necessity to submit to and appear before other Local, State, and Federal jurisdictional agencies for appropriate permits pertaining to this project.
- 12 As a condition of approval of this Preliminary Subdivision, the applicant shall post an inspection fund with the Township Clerk in an amount to be determined by

the Township Engineer.

- 13 Further, as a condition of approval, the applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer. Before the issuance of a building permit, the applicant shall furnish the Township with a performance bond in an amount to be determined by the Township Engineer. Said performance bond to be updated at six month intervals at the discretion of the Township Engineer.
- 14 As a condition of approval the applicant is to submit an Overall Grading Plan with Final Foundation Footprints, or, in the alternative, Plot Plans must be provided at the time of application for Building Permit. Said Grading Plans to be approved by the Township Engineering Department.

This application may be deemed complete and scheduled at the Board's earliest convenience.

Very truly yours,



Robert H. Chankallian Jr.
Planning Board Engineer

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

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Township Council:

Steven M. Cucci — President

Stephen C. Acropolis

Kimberley S. Casan

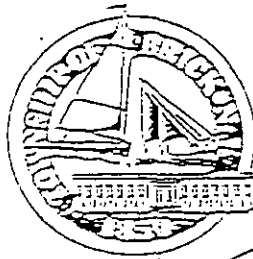
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Planning Board

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NEW FOLDER ☒

From: Judith Fox Nelson

Date:

7/31/02

Re:

Archive and reorganization of Planning Board Files

Case # 1935

Date of Approval DEC. 13, 1989

Block 1068 Lot 4

The above referenced file has been cleaned out as and is ready to be re-filed.

The following files are turned over to Jeff Fabach for disposal

Affidavits ☒

Notice of decision ☒

Copies ☒

Correspondence ☒

Copies of checks and receipts ☒

Reports, drainage, environmental, traffic ☒

Other extra maps ☒

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