

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR-PZ 10302426

BRICK TOWNSHIP PLANNING BOARD

FINAL MAJOR SUBDIVISION APPROVAL

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July 11, 1990

WHEREAS, William James, having a mailing address of 167 Cartagena Avenue, Brick, NJ 08723, has applied to the Brick Township Planning Board for final major subdivision approval pursuant to N.J.S.A. 40:55D-50; 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 June 27th, 1990 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 Block 1068, Lot 4 and Block 1068.01, Lots 18, 19 and 20 on the Municipal Tax Map.

2. The property is located in the R-7.5 zone.

3. The applicant was granted preliminary major subdivision approval with variances and design waivers by the adoption of Resolution R-136-89. The preliminary major subdivision approval granted the applicant the right to create fifty (50) residential building lots in the R-7.5 residential zoning district where residential dwelling units are a permitted use. A total of fifty-one lots were designated in the subdivision; however, the fifty-first lot was proposed to be dedicated to the Township as a detention basin and wetland area. This lot is designated on the

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James
Doyle
mcs/2

Itzsumma
Jonell
Bldg.
Eng.
Zoning

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preliminary plat as Block 1068, Lot 4.

4. The Board's Engineer, T & M Associates, prepared a report to the Board dated May 15th, 1990 concerning the developer's compliance with the conditions in Resolution R-136-89. Also, a report dated May 23rd, 1990 was prepared concerning this application for final major subdivision approval. The Board hereby adopts the findings in both reports and incorporates those documents in this Resolution by reference.

5. The Board finds that the final major subdivision plans conform to the standards established by the Subdivision Ordinance for final approval, the conditions of the preliminary approval and the standards of the "Map Filing Law".

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 11th day of July, 1990, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions for final major subdivision approval as set forth in 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 terms and conditions of Resolution R-136-89, which is incorporated in this Resolution by reference.

4. The applicant shall comply with all terms and conditions set forth in the Resolution Compliance Report of May 15th, 1990, except item 5b, and the report of May 23rd, 1990

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prepared by the Board Engineer.

5. The applicant shall dedicate Lot 4 in Block 1068 to the Township so that this property may be used as a detention basin and wetland area.

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MOVED BY: Mr. Cantillo

SECONDED BY: Mr. Scherer

VOTING IN AFFIRMATIVE: Mayor Zboyan Mr. Anderson

Mr. Cantillo Mr. Heslin Mr. Scherer Mr. Skirde Mr. Vespi

Mrs. LaDuke Mrs. Barlo

VOTING IN NEGATIVE:

ABSTAINING:

ABSENT: Councilwoman Fayad Mrs. Kazawic

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 11th day of July, 1990.

IN WITNESS WHEREOF, I have set my hand this 12th day of July, 1990.

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

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR FINAL MAJOR SUBDIVISION APPROVAL

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1. 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 re-apply to the Brick Township Planning Board for approval of that change.

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

3. 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.

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4. Applicant shall furnish a duplicate mylar of the filed map, certified by the applicant's engineer, to the Township Engineer.

5. Applicant shall post a bond for the setting of monuments in accordance with the map filing law in an amount to be determined by the Township Engineer. Further, the applicant shall post an inspection fund for the verification of compliance with this requirement in an amount to be determined by the Township Engineer.

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

7. A statement must be furnished by the Township Engineer indicating that all required improvements on the site have been approved, or in the alternative, a cash bond and performance guarantee have been posted with the Township Clerk in an amount sufficient to insure the completion of all required improvements. The amount of the cash bond and performance guarantee is to be determined by the Township Engineer. The performance guarantee is to be updated at six month intervals at the discretion of the Township Engineer.

8. The depositing of a cash bond and performance guarantee shall not operate to discharge or release the applicant from the

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obligation and responsibility to cause required improvements to be installed and maintained as required by any applicable ordinance or other law. In the event the applicant desires to be released or otherwise transfer obligations and responsibilities to another party under the terms of the guarantees posted with the Township, the applicant shall make application to the Township Council seeking this permission.