

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

388 - Marousis, Peter
Major Final Subdivision
Btl. 830, Lots 21-28

APPLICATION - MAJOR SUBDIVISION - FINAL

BRICK TOWNSHIP PLANNING BOARD

Date April 7, 1971

Zone B-3

NAME OF APPLICANT Peter Marousis Tel. No. 899-7109

ADDRESS 1658 Hoffman Street Applicant's Interest owner in this subdivision.

NAME OF OWNER OR PROPERTY Peter Marousis Tel. No. _____

IF OWNER IS A CORPORATION: IN WHAT STATE WAS CORPORATION INCORPORATED? _____ DATE OF INCORPORATION _____

LIST ALL OFFICERS, DIRECTORS AND STOCKHOLDERS AND THEIR RESIDENCE ADDRESS: (Use reverse side for this information)

DATE OF TENTATIVE APPROVAL _____

LOCATION OF SUBDIVISION State Highway 88 & Hoffman St.

NO. OF LOTS IN SUBDIVISION 1 BLOCK 830 LOT 21,22,23,24,25,26,27,28
30,000 sq.ft.

TOTAL AREA OF SUBDIVISION _____ FRONTAGE OF SMALLEST LOT 200'

ARE WATER AND SEWER AVAILABLE? no WHERE _____

HAS APPLICATION BEEN MADE TO UTILITIES AUTHORITY? no
DATE _____

NUMBER OF PROPOSED STREETS SHOWN ON SUBDIVISION none

PROPOSED NAMES _____

IN CONFORMANCE WITH THE LAND SUBDIVISION ORDINANCE OF BRICK TOWNSHIP:

I, (we) agree all applicable improvements as designated will be guaranteed by Performance Guarantee in the form required by said Ordinance for the cost of all such improvements.

I, (we) agree to deposit with the Treasurer of the Township of Brick an amount to be determined by the Township Engineer, sufficient to cover a reasonable charge for inspections.

Peter Marousis
Signature of Applicant

CASE NO. 388 FEE \$110.00
ENGINEER _____

APPLICATION - MAJOR SUBDIVISION - FINAL

AFFIDAVIT

STATE OF NEW JERSEY :
COUNTY OF _____ : SS.

I, Peter Marousis, of full age, being duly sworn accord
(Name of Applicant)
ing to law upon my oath depose and say that I reside at 1658 Hoffman Street
_____ in the County of Ocean and State of New Jersey and
that all the above statements contained in this application and in the papers
appended hereto are true.

Peter Marousis
Signature of Applicant

85.

Sworn and subscribed before me

this 7th day of April, 1978.

Catherine J. Morris NOTARY PUBLIC OF NEW JERSEY,
My Commission Expires Jan 15, 1975

Received By: 4/8/78 Jane Campbell Date _____

Action taken _____

Disposition _____ Date _____

RESOLUTION R - 43

April 28, 1971

Planning Board
of the
Township of Brick

BE IT RESOLVED by the Planning Board of the Township of Brick that the plat entitled Block 830, Lots 21-28, submitted by Peter Marousis be granted Final Major Subdivision approval for consolidation purposes.

CERTIFICATION

I, Jane Boughton Canale, Clerk to the Planning Board of the Township of Brick, County of Ocean, do hereby certify that the foregoing resolution was duly passed by the said Planning Board of the Township of Brick at a regular meeting held on the twenty-eighth day of April, 1971.

IN WITNESS WHEREOF, I have set my hand this twenty-ninth day of April, 1971.


Jane Boughton Canale, Clerk
Planning Board of the Township of Brick

ROBERT B. POWERS
PROFESSIONAL ENGINEER AND LAND SURVEYOR
1182 OCEAN AVENUE
LAKEWOOD, N. J.

—
AREA CODE 201
TELEPHONE 364-2030

April 20, 1971

Brick Township Planning Board
Town Hall
Brick Town, New Jersey

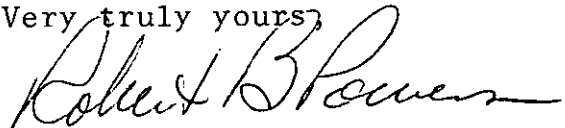
Re: #388 P. Marousis
Major final

Gentlemen:

I have reviewed this map and find it to be in
conformance with all applicable ordinances.

Therefore, I would recommend approval of this
plan.

Very truly yours,

A handwritten signature in cursive script, reading "Robert B. Powers".

ROBERT B. POWERS
Brick Township Engineer

RBP:h

April 12, 1971

Mr. William E. Johnson
Township Clerk
609 Brick Boulevard
Brick Town, New Jersey

Re: Case #388 - Marousis, Peter
Major Final Subdivision
Bl. 830, Lots 21-28

Dear Mr. Johnson:

Kindly accept the attached certified check No. 675-B
drawn on the Pineland State Bank by Malama Marousis in the amount of
\$110.00 for the above application.

Very truly yours,

Jane B. Canale

Jane Boughton Canale, Clerk
Brick Township Planning Board

jbc
Enclosure

RECEIVED:

W. E. Johnson

William E. Johnson, Township Clerk

4/12/71

Date

C
O
P
Y

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

401 CHAMBERS BRIDGE ROAD • BRICK, NJ 08723

Joseph C. Scarpelli, Mayor

Township Council:

Steven M. Cucci — President

Stephen C. Acropolis

Kimberley S. Gasten

Gregory S. Kavanagh

Kathy M. Russell

Tony G. Shepin

Municipal Clerk

Frederick J. Underwood, Sr.



Planning Board

(732) 262-1043

Fax: (732) 262-8984

<http://www.twp.brick.nj.us>

NEW FOLDER 1

From: Judith Fox Nelson

Date:

-8/9/02

Re: Archive and reorganization of Planning Board Files

Case # 388 Marousis

Date of Approval 4/28/71

Block 830 Lot 21-28

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~~

April 28, 1971

A regular meeting of the Brick Township Planning Board was held this date with Chairman, Allen L. Myers, presiding. The meeting convened at 8:00 p.m.

THOSE PRESENT

Daniel Greenberg
Edmund Hibbard
Fred C. Lohr
Allen L. Myers
Salvatore Petoia
Charles D. Smith, Jr.

THOSE ABSENT

Councilman D'Elia
Thomas J. Judge
Mayor McGuckin

Mr. Smith made a motion, seconded by Mr. Lohr, that the minutes of the meeting of April 14, 1971, be accepted as written and recorded.

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia, Smith
ABSENT: Messrs. D'Elia, Judge, McGuckin

Motion carried and minutes approved.

SUBDIVISIONS

Case #388 - Marousis, Peter - Major Final - Bl. 830, Lots 21-28

Kenneth Fitzsimmons, attorney for the applicant, appeared before the Board. Mr. Myers explained that this subdivision was for consolidation of lots in connection with site plan approval. Everything being in order, Mr. Petoia offered Resolution R-43, below, and moved its approval:

BE IT RESOLVED by the Planning Board of the Township of Brick that the plat entitled Block 830, Lots 21-28, submitted by Peter Marousis be granted Final Major Subdivision approval for consolidation purposes.

Seconded by Mr. Lohr.

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia, Smith
ABSENT: Messrs. D'Elia, Judge, McGuckin

Motion carried and Resolution R-43, adopted.

At this point the Board reversed the agenda to hear Site Plans since Chairman of Site Plan Committee Charles Smith had another meeting to attend later on this evening.

SITE PLANS

Case #363 - Meyer, Jack - Bl. 1170, Lot 5

Mr. Smith reported that we have heard this case before and held it until a variance was granted. Everything being in good order, Mr. Smith offered Resolution R-44, below, and moved its approval:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Brick that the application of Jack Meyer for site approval for site known as Block 1170, Lot 5, as shown on the Tax Map of Brick Township and presented on a map which is dated 1/4/71, drawn by Samuel Abate, architect, and entitled Proposed Addition, L & H Plumbing, is hereby approved.

Seconded by Mr. Lohr.

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia, Smith
ABSENT: Messrs. D'Elia, Judge, McGuckin
Motion carried and Resolution R-44 adopted.

Minutes of the Planning Board
Page One - April 28, 1971

Case #384 - "1 Piel Boad, Inc." - Bl. 584, Lots 6-10,24,25

Mr. Daniel Newman, owner, 214 Essex Drive, Lake Riviera, appeared before the Board. Mr. Smith reported the following:

1. Parking spaces less than required for this zone. Relief must be sought from another Board. Also rear yard setback is inadequate.
2. One or more parking spaces must be eliminated for ready access to garage.
3. Several parking spaces need to be eliminated to avoid backing out onto Mantoloking Road.
4. Sidewalk on Mantoloking Road should be continuous across curb openings.
5. A notation on the plat that the lighting will not fall on adjacent properties.
6. A notation that the pavement, curbing and sidewalks will be constructed in accordance with the Brick Township standards should be added to plat.
7. Zone designation to be placed on plat.

Mr. Newman stated that he is aware that he must go to the Board of Adjustment for parking. He asked if the plat is otherwise acceptable. Mr. Smith stated that other than the above stated problems, the map is acceptable. Mr. Newman discussed reducing the size of the building to avoid the need for a variance for setback.

A waiver of time limitations was granted by Mr. Newman. Revised maps should be submitted to the Planning Board after being heard by the Board of Adjustment.

Mr. Myers asked about the topography of the land and its relation to this building. Mr. Newman stated that the building will have 2 stories on Piel Road and one story on Mantoloking Road.

Mr. Smith made a motion that the Board hold Case No. 384 in abeyance pending Mr. Newman's application for "1 Piel Road, In." before the Board of Adjustment and presentation of revised plans to be submitted to the Planning Board in accordance with the recommendations of the Board's engineer and the appropriate resolution from the Board of Adjustment and Mayor and Council, as the case may be, and note that Waiver of Time Limitations was given by the applicant.

Seconded by Mr. Petoia.

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia, Smith

ABSENT: Messrs. D'Elia, Judge, McGuckin

Motion carried.

Case #352 - Marousis, Peter - Bl. 830, Lots 21-28

Kenneth Fitzsimmons, Esq. represented the applicant. Mr. Myers stated that this matter had been heard on March 10th. The maps have not been revised to our requirements. Mr. Myers went over the report from our engineer with the attorney. Discussion of the second floor followed. The parking evaluation is calculated on the use upstairs as well.

Mrs. Canale was directed to give Mr. Fitzsimmons a copy of the March 10th minutes in order for him to be more familiar with what had been discussed previously.

After further discussion of the parking, Mr. Myers offered Resolution R-45, below, and moved its approval:

Minutes of the Planning Board

Page Two

April 28, 1971

BE IT RESOLVED that Case No. 352 be carried to the regular meeting of May 26, 1971, at 8 p.m. and that the applicant appear with his attorney at that time for review of the application and requirements of the Planning Board and a possible decision on this matter.

Seconded by Mr. Smith

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia, Smith
ABSENT: Messrs. D'Elia, Judge, McGuckin

Motion carried and Resolution R-45 adopted.

A recess was called at this time in order to study the next case.

Case #385 - Pineland State Bank - Bl. 1086, Lot 24

Mr. Feinberg asked to be excused because he is in conflict. He removed himself from the room.

Mr. Robert Novins, attorney, came forward to represent the applicant. Mr. Novins stated he had a court stenographer with him and asked that he be sworn in. Mr. Myers swore in Mr. Joseph Albenese.

Mr. Myers stated that revisions had just been received today which were reviewed tonight in caucus. It is noted that the Board of Adjustment granted a variance to allow this use in a residential zone. He stated that there were some revisions needed on the plat as follows:

1. Plantings are asked for running from the front of the bank, laterally. Suggested Evergreens rather than fencing. Mr. Novins agreed for the purpose of a buffer zone.
2. Boundary line, most Southerly, a 200-foot buffer zone is asked for.
3. Another dry well is asked for north of the 5 parking spaces.
4. Mr. Smith asked that the driveway exit on Burnt Tavern Road be marked "Exit, No Left Turn".

Mr. Smith then offered Resolution R-46 below and moved its approval:

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Brick that the application of Pineland State Bank for Site Plan approval of a site known as Block 1086-2, Lot 24, as shown on the Tax Map of Brick Township and presented on a map which is dated 4/22/71, drawn by Carl Post, Architect and entitled Site Plan Pineland State Bank is hereby approved subject to the following conditions and that the Chairman and Secretary withhold their signatures until these conditions are met:

1. A-tight planting system to buffer the adjacent properties on the Easterly property line.
2. A-tight planting system be installed for 200 feet in a Northwesterly direction along the East property line.
3. That an additional dry well be placed at the end of the 5 Northerly parking spaces.

Seconded by Mr. Lohr

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia, Smith
ABSENT: Messrs. D'Elia, Judge, McGuckin

Motion carried and Resolution R-46 adopted.

Mr. Novins asked to be given a building permit prior to the signatures on the maps. Mr. Myers stated that the maps will be signed immediately upon receipt of the revised copies. Mr. Novins stated that this Board has been very cooperative.

SUBDIVISIONS

Mr. Smith was excused from the meeting to attend a political meeting. The Board still has a quorum.

Case #389 - Sindlinger, Frank - Major Preliminary - Public Hearing - Bl. 901, Lots 5 & 7

There was a large group of people in attendance to hear this case. Mr. Clifford Glassen was present to represent the applicant, Pine Shores. A copy of the subdivision had been placed on the easel for the audience.

Mr. Myers stated that the applicant is creating 5 new lots from an existing 2 lot parcel. Mr. Glassen proceeded to explain to the Board and the audience the application. He made the presentation a question and answer time. The smallest lot is 80 X 100 feet which is in conformance with the R-75 zone. Each lot will be reviewed by the building department before a building permit can be issued. There is no subdivision contemplated at this time for the rest of lot 5 and 7, atleast not until a Township sewer system is installed. Notification will be given at that time for any future subdivision. No lots can be created without road frontage.

At this time Mr. Frank Grischbowsky asked why he was denied a subdivision last year. Mr. Myers stated that the Board will review his case folder and let him know why he was denied.

At this point the audience was satisfied. Mr. Powers stated that as the map is presented Lot 7 is landlocked. He asked that the lot line between Lots 5 and 7 be eliminated. Mr. Glassen agreed to remove the lot line.

The audience then again wanted to ask further questions. Several people expressed concern over the septic system problems on Lenape Trail and wanted to know where they can get help. It was suggested that they contact Mr. Burnett, Business Administrator, who will in turn contact the building department and Board of Health. Mr. Glassen explained that the lot area of the smallest newly created lot is in excess of 2,000 sq. ft. in comparison with Lenape Trail lots. The percolation tests have been good in the area of this subdivision.

Mr. Myers explained to the audience what the Board's function is, namely the granting of subdivision approval. The Board of Health, building department and others have jurisdiction over the construction of a home on the property and its septic system.

Mr. Feinberg explained that objections to the subdivision have to be legal ones, not opinions. The objectors must study the land laws.

Mr. Myers then offered Resolution R-47, below, and moved its approval:

BE IT RESOLVED that the application of Frank Sindlinger for Major Preliminary Subdivision for Block 901, Lots 5 & 7, Case #389, be taken under advisement for study and decision at the regular meeting of May 12, 1971.

Seconded by Mr. Greenberg

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia
ABSENT: Messrs. D'Elia, Judge, McGuckin, Smith

Motion carried and Resolution R-47 adopted.

Case #391 - Sindlinger, Frank - Minor (Consolidation) - Bl. 252-18, Lots 18,19,20

Everything being in order, Mr. Hibbard offered Resolution R-48, below, and moved its approval:

Minutes of the Planning Board
Page Four
April 28, 1971

BE IT RESOLVED by the Planning Board of the Township of Brick that the plat entitled Block 252-18, Lots 18-20, submitted by Shore Acres Corp., Frank Sindlinger, president, be granted Minor Subdivision approval subject to the following corrections:

1. Indicate on plat lot and block numbers and names of adjacent property owners.
2. Show Tax Map sheet number
3. Show bulkhead line

Seconded by Mr. Myers

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia
ABSENT: Messrs. D'Elia, McGuckin, Smith, Judge

Motion carried and Resolution R-48 adopted.

Case #392 - Sindlinger, Frank - Minor (Consolidation)
Bl. 45-4, Lots 58,59,60

Everything being in good order, Mr. Hibbard offered Resolution R-49, below, and moved its approval:

BE IT RESOLVED by the Planning Board of the Township of Brick that the plat entitled Block 454, Lots 58-60, submitted by Peninsula Corp, Frank Sindlinger, president, be granted Minor Subdivision approval subject to the following corrections:

1. Indicate on plat lot and block numbers and names of adjacent property owners.
2. Show tax map sheet number
3. Show zone
4. Graphic Scale
5. Show bulkhead line

Seconded by Mr. Myers

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia
ABSENT: Messrs. D'Elia, Judge, McGuckin, Smith

MOTION carried and Resolution R-49 adopted.

VOUCHERS

Robert Powers - 7 reviews, 1 report, mtg. 4/28	\$365.00
3 M Business Products - supplies	19.81
" " " " - return & credit - balance	1.32
Charneys of Toms River - office supplies	25.20

Mr. Petoia made a motion seconded by Mr. Hibbard that the vouchers be submitted for payment.

AYES: Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia
ABSENT: Messrs. D'Elia, Judge, McGuckin, Smith

Motion carried and vouchers will be submitted for payment.

CORRESPONDENCE

Mr. Myers asked Mrs. Canale to send photo of map in connection with a road vacation request to all members and give a copy of reports to Mr. Feinberg.

The Board is in receipt of a letter asking for an extension of time in the Case of MacLean and Chapman, Minor Subdivision, which was approved subject to the granting of a variance.

WHEREAS the Planning Board by Resolution R-13, dated February 10, 1971, granted Minor Subdivision approval on plat entitled Block 36-11, Lot 5, subject to certain conditions,

AND it appears one of the conditions was that the applicant secure a variance from the Board of Adjustment of the Township of Brick and it appearing that the Board of Adjustment has been unable to hear this matter,

NOW, THEREFORE, BE IT RESOLVED on this 28th day of April, 1971, that the approval period is extended for plat filing for a period not to exceed 90 days from this date.

Seconded by Mr. Lohr

AYEs; Messrs. Greenberg, Hibbard, Lohr, Myers, Petoia
ABSENT: Messrs. D'Elia, Judge, McGuckin, Smith

Motion carried and Resolution R-50 adopted.

A motion was made by Mr. Petoia and seconded by Mr. Hibbard that the meeting be adjourned. All voted yes. Meeting adjourned at 10 p.m.

Respectfully submitted,

Jane B. Canale
Jane Boughton Canale, Clerk
Brick Township Planning Board

jbc