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TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application NO. BA-3332-A-PSP-ISP-CU-0 9/12

Planning Board _____ Zoning Board X Date of Submission 4-13-22
Mo. Day Yr.

Application Fee \$ 1625⁰⁰

Escrow Fee \$ 3000⁰⁰

A. Applicant Bricktown UE LLC c/o Urban Edge Properties

Name _____

210 Route 4 East

Street Address _____

Paramus, New Jersey 07652

City & State _____ Zip Code _____

201-587-1000 x 2359

Telephone # Listed (x) Unlisted () _____ Email _____

(If not owner, set forth ownership interest, contact purchaser, etc., & attach copy of document following same).

Owner Bricktown UE LLC c/o Urban Edge Properties

Name _____

210 Route 4 East

Street Address _____

Paramus, New Jersey 07652

City & State _____ Zip Code _____

201-587-1000 x 2359 jsarto@ghclaw.com

Telephone # Listed (x) Unlisted () _____ Email _____

B. TYPE OF APPLICATION: New _____ Amended X

1. Minor Subdivision _____	4. Site Plan-Prel. <u>X</u> ✓
2. Major Sub.-Prel. _____	5. Site Plan-Final <u>X</u> ✓
3. Major Sub.-Final _____	6. Conditional Use <u>X</u>
Date of Prel. App. _____	(Must be accompanied by Site Plan)
7. Minor Site Plan _____	
8. Cluster Zone _____	12. C.40:55D-70D <u>X</u>
9. C.40:55D-70A _____	13. C.40:55D-34 _____
10. C.40:55D-70B _____	14. C.40:55D-35 _____
11. C.55D-70C _____	

C. PREVIOUS APPEALS OR ACTIVITY

1/16/19 and 2/21/18 and October 7, 2020

No _____ Yes X If yes, date 2-17-2016 Type Variance _____ Conditional Use _____
Mo. Day Year

Approved X Disapproved _____

D. Location: 744 New Jersey Route 70, Brick, NJ 08723

Street Address

<u>41</u>	<u>701</u>	<u>7 & 8.03 (fl/k/a 7, 8, 8.03, 9.03, 15 & 16)</u>
<u>Tax Map #</u>	<u>Block (s)</u>	<u>Lot (s) #</u>

Type of Road: Cul-de-sac Secondary

Minor Major X

Collector Arterial X

Number of proposed streets w/names:

N/A

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> </u>	B-2 <u> </u>	<u> </u>
R-10 <u> </u>	B-3 <u> X </u>	<u> </u>
R-15 <u> </u>	B-4 <u> </u>	
R-20 <u> </u>		
R-R-1 <u> </u>		
R-R-2 <u> </u>		
R-R-3 <u> </u>		
R-M <u> </u>		

Office Professional/Light Industrial

O-P

O-P-T

M-1

E. DESCRIPTION OF PROPOSED USED:

1. Present Use Supermarket & Shopping Center
2. Proposed Use Supermarket, Shopping Center and Restaurants
3. No. of Lots/Units 2 Existing Lots/21 Units (19 retail/2 restaurants)
4. Brief Description of Application Amend Preliminary and Final Site Plan approval for previous approved

building endcap addition, and improvements to two existing pylon signs, demolition of existing bank building, and construction of 2 restaurants, one with drive-up service

5. Lot Size:

	<u>Frontage/Width</u>	<u>Depth</u>	<u>Lot Area Sq. Feet</u>	<u>Lot Area Acres</u>
<u>Proposed:</u>	<u>+/- 802 ft</u>	<u>+/- 893 ft</u>	<u>1,028,321 sf</u>	<u>23.607 acres</u>
<u>Required:</u>	<u>300 feet</u>	<u>N/A</u>	<u>217,800 sf</u>	<u>5 acres</u>

5A. Does Applicant/Owner Own Adjoining Property? Yes _____ No X

If yes please describe: _____

6. Primary Building Setback Requirements:

	Front	Sides	Rear
<u>Proposed</u>	<u>48.4'</u>	<u>Unchanged (>50')</u>	<u>Unchanged (50')</u>
<u>Required</u>	<u>100 ft</u>	<u>50 ft</u>	<u>50 ft</u>

7. Accessory Building Setback Requirements:

	Side	Rear
<u>Proposed</u>	<u>unchanged</u>	<u>unchanged</u>
<u>Required</u>	<u>100 ft</u>	<u>50 ft</u>

8. Height:

<u>Proposed</u>	<u>unchanged</u>
<u>Max. Allowed</u>	<u>35 ft</u>

9. Percent of Lot Coverage Building

Proposed 28.2%

Allowed 30%

10. With Percent Impervious Coverage

Proposed 87 1/2%

Allowed 65%

11. Gross Floor Area

Proposed 298,111 (including outdoor seating area) Sq. Ft.

Min. Required 50,000 Sq. Ft.

12. Number of Parking Spaces:

<u>Proposed</u>	<u>Off Street</u> <u>1,048</u>	<u>Loading</u> <u>+1</u>
<u>Min. Req.</u>	<u>1,193</u>	<u>Existing Site Complies</u>

13. Basis for determining parking requirements:

Employees _____ Units _____ Seats _____ Beds _____

Courts _____ Rooms _____ Stalls _____ Other square footage

Show parking calculations: 298,1110 s.f. x 4/1000 = 1,193

F. UTILITIES

1 Water: Will the applicant require new water supply in street? Yes _____ No X

Is Municipal water supply available? Yes X No _____
7 & 8.0

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 _____

Has application been approved? _____ Denied _____ Date _____

Comments _____

2. Sewerage: Will this application require new sewage lines in streets? Yes _____ No X

Will the application require expansion of existing lines? Yes _____ No X

Will this application require a septic system? Yes _____ No X

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

4. Electric: Existing X Above Ground _____
Proposed _____ Below Ground _____

G. Has application been made to the Ocean County Planning Board? Yes, will provide

Approved _____ Denied _____ Date _____

H. Deed Restriction or Covenants? Yes _____ No X
(If yes, attach copy)

I. Certificate of Taxes/assessments paid to date attached? X
(Said certificate to be submitted with application for acceptance)

J. Has application been made to the Tax Assessor for Block & Lot assignments: Yes _____ No X

Proposed building, structure or use thereof is contrary to Brick Zoning Ordinance in the following particulars (state articles & sections)

See attached application addendum

K. ARGUMENTS FOR VARIANCE: (To be completed by applicant)

Undue hardship consideration (C1 or C2): See attached application addendum

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

See attached application addendum

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

See attached application addendum

- L. Has there been a market value offer to sell or purchase all or part of adjoining property if applying for "C" variance, i.e. lacking square footage, width or depth? Yes _____ No _____ N/A

- M. List of maps, reports and other material accompanying application:
(Appropriate checklist must accompany all site plan and subdivision applications)

	<u>NO.</u>	<u>DESCRIPTION OF ITEM</u>	<u>MO.</u>	<u>DATE</u>	<u>YR.</u>
1.	<u>4</u>	Amended Preliminary & Final Site Plans			
2.	<u>4</u>	Floor Plan and Elevations			
3.					
4.					
5.					

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

- | | |
|--------------------------|--|
| 1. Engineer/
Surveyor | Kiran Muppala, P.E., PS&S
Name
1450 State Route 34
Address
Wall Township NJ 07753
City State Zip Code
732-363-5850 jbanerjee@psands.com
Phone # Email
Michael Gokberk, RA; Massa Multimедical Architecture |
| 2. Architect | Name
Studio B, 3297 Route 66
Address
Neptune, NJ 07753
City State Zip Code
732-898-7864 mgokberk@mma-architects.com
Phone # Email |
| 3. Site Planner | Name
Address
City State Zip Code
Phone # Email |
| 4. Attorney | John A. Sarto, Esq. - Giordano, Halleran & Ciesla
Name
125 Half Mile Road, Suite 300
Address
Red Bank NJ 07701
City State Zip Code
732-741-3900 jsarto@ghclaw.com
Phone # Email |

O. 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.

P. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY
Bergen
COUNTY OF OCEAN

Danielle DeVita of full age being duly sworn according to law, on oath
deposed 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 4th day:
of April, 2022 :

Kathleen A. Crocco
Kathleen A. Crocco
Attorney-At-Law
State of New Jersey
Admitted 1997

Danielle DeVita
Applicant to sign here

Q. AFFIDAVIT OF OWNERSHIP:
STATE OF NEW JERSEY

COUNTY OF OCEAN Bergen

Danielle De Vita of full age being duly sworn according to law on oath
deposed and says, that all the deponents reside at 210 Route 4 East
in the Borough of Paramus of and State of New Jersey
that Bricktown UE, LLC 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) 701
Lot (s) 7 & 8.03
Street Address 744 New Jersey Route 70, Brick, NJ 08723

Sworn and Subscribed to
before me this 4th day
of April, 2022 :

Kathleen A. Crocco
A Notary-at-Law, State

Danielle De Vita
(Owner to Sign Here)
of New Jersey, Admitted 1997.

R. 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: _____

Owners Signature

S. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

(x) Applicant () Owner (x) Attorney

Name and Firm See Section N(4)

Address _____

T. WITNESS FOR APPLICANT

Identifying letter to proceed name of witness:

S - Self/Relative N - Neighbor O - Other
T - Twp. Employee E - Expert

1. E Michael Gokberk, PE
Name

2. _____
Name

3. E Scott Kennel
Name

4. _____
Name

5. _____
Name