



**Applicant Completes:** Sections I, II, III (optional), IV, VI and VII

## I. IDENTIFICATION

RECEIVED  
Prop

Proposed Work-site at:

1715 Rf. 88

2 Name of Owner is Fee:

Maresh Uberoi

**Address**

3/4 Commons Way

municipality

08540

zip code

3. Ownership in Fee: Public \_\_\_\_\_ Private       

4. Principal Contractor: S.M. & Singh Co. Tel. ( ) 267010

Address 190 Ocean Ave, Lakewood, NJ 08701

License No. OR, if new home, Builder Reg. No. \_\_\_\_\_ Exp. Date \_\_\_\_\_

Federal Emp. No. 223 475-646 Social Security No. \_\_\_\_\_

5. Architect or Engineer \_\_\_\_\_ Tel. (\_\_\_\_) \_\_\_\_\_

**Address** \_\_\_\_\_

6. Responsible Person in Charge of Work George Whymman Tel. ( ) 363-8098

## VI. BUILDING/SITE CHARACTERISTICS

|                   |  |
|-------------------|--|
| (office use only) |  |
|-------------------|--|

1. Number of Stories \_\_\_\_\_
2. Height of Structure \_\_\_\_\_ ft.
3. Area—Largest Floor \_\_\_\_\_ sq. ft.
4. New Building Area \_\_\_\_\_ sq. ft.
5. Volume of New Structure \_\_\_\_\_ cu. ft.
6. Construction Classification \_\_\_\_\_
7. Total Land Area Disturbed \_\_\_\_\_ sq. ft.
8. Flood Hazard Zone \_\_\_\_\_
9. Base Flood Elevation \_\_\_\_\_ ft.
10. Wetlands    yes \_\_\_\_\_ sq. ft.  
                          no \_\_\_\_\_
11. Max. Live Load \_\_\_\_\_
12. Max. Occupancy Load \_\_\_\_\_

## II. PROPOSED WORK

Est. Cost

1. ☐ Minor work  
(single trade)
  2. ☐ Small Job (\$5,000  
and no prior approvals)
  3. ☐ New Building
  4. ☐ Addition
  5. ☐ Alteration
  6. ☐ Fire Protection
  7. ☐ Plumbing
  8. ☐ Electrical
  9. ☐ Elevator Devices
  10. ☐ Asbestos Abatement
  11. ☐ Demolition
- TOTAL COSTS** \_\_\_\_\_

2200

**OPTIONAL (for office use only)**[illegible]

**III. DO YOU WANT:** (optional)

1 ☐ Partial Releases 2. ☐ Prototype Processing

## IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/  
Dumbwaiters/Moving Walks
2. ☐ High Pressure Boilers
3. ☐ Pressure Vessels
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow  
Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Sprinklers
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks

## VII. DESCRIPTION OF BUILDING USE

### A. RESIDENTIAL

1. ☐ Hotels (R-1)
2. ☐ Multi-Family (R-2)
3. ☐ Two-Family (R-3) BOCA
4. ☐ Two-Family (R-4) CABO
5. ☐ One-Family (R-3) BOCA
6. ☐ One-Family (R-4) CABO

No of dwelling units:

Before Construction \_\_\_\_\_

After Construction \_\_\_\_\_

Net gain or loss \_\_\_\_\_

B. NON-RESIDENTIAL

1. State Specific Use:  
2. Use Group:  
3. Change in Use Group, Indicate Former:

LDS BR 10103499

## CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(e)1.vii:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building      C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical      C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## II. AGENT SECTION

(to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:32-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

☒ Check if contractor.

Agent Name Sharp Sign Co.

Address 190 Ocean Ave, Lakewood, NJ 08701

Telephone (    ) 363-8098

Signature [Signature] Date 5/22/97

OFFICE DATE RECEIVED: \_\_\_\_\_

| VIII. PRIOR APPROVALS CHECKLIST<br>(office use only)            | LOCAL APPROVAL    |            | COUNTY APPROVAL   |            | REGIONAL APPROVAL |            | STATE APPROVAL    |            |
|-----------------------------------------------------------------|-------------------|------------|-------------------|------------|-------------------|------------|-------------------|------------|
|                                                                 | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date | Prelimin. Initial | Final Date |
| <input type="checkbox"/> Planning Board                         |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Zoning Board                           |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Sewer Authority                        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Water Authority                        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Fire Department                        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Police Department                      |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Health Department                      |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Soil Conservation                      |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> N.J. Dept. of Community Affairs        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> N.J. Department of Transportation      |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> N.J. Dept. of Environmental Protection |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Utility Dig No.                        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/> Other                                  |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/>                                        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/>                                        |                   |            |                   |            |                   |            |                   |            |
| <input type="checkbox"/>                                        |                   |            |                   |            |                   |            |                   |            |

COMMENTS

**IMPORTANT**  
**A.H.B.T. - EXEMPT**

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)

Name of Code & Edition

Building \_\_\_\_\_

Electrical \_\_\_\_\_

Plumbing \_\_\_\_\_

Fire Protection \_\_\_\_\_

Mechanical \_\_\_\_\_

Name of Code & Edition

Energy \_\_\_\_\_

Barrier Free \_\_\_\_\_

Flood Hazard \_\_\_\_\_

As Built Elevation Cert. \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

X. CERTIFICATES ISSUED

(office use only)

DATE EXPIRED

- ☐ Temporary Certificate of Occupancy
- ☐ Temporary Certificate of Occupancy
- ☐ Continued Certificate of Occupancy
- ☐ Certificate of Occupancy
- ☐ Certificate of Approval
- ☐ None

No. \_\_\_\_\_

No. \_\_\_\_\_

No. \_\_\_\_\_

No. \_\_\_\_\_

No. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# CONSTRUCTION PERMIT

Date issued  
Control #  
Permit #

6-12-97

1617-97

IDENTIFICATION Block 842 Lot 28

Work Site Location 1715 Rt 88

Contractor Shelf Sign Co

Address \_\_\_\_\_

Owner in Fee Mahesh Ubreeni

Address 214 Commons Way  
Princeton NJ 08540

Tele. (\_\_\_\_) \_\_\_\_\_

Lic. No. or Bldrs. Reg. No. \_\_\_\_\_ Exp. Date \_\_\_\_\_

Tele. (\_\_\_\_) \_\_\_\_\_

Federal Emp. No. \_\_\_\_\_

or Social Security No. \_\_\_\_\_

is hereby granted permission to perform the following work:

☒ BUILDING ☐ PLUMBING ☐ OTHER

☐ ELECTRICAL ☐ FIRE PROTECTION

☐ ELEVATOR DEVICES

DESCRIPTION OF WORK:

sign

NOTE: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$ 2300

Frank M. Perle

U.C.C. Form F-170C

CONSTRUCTION OFFICIAL

## PAYMENTS (Office Use Only)

Building 21

Plumbing \_\_\_\_\_

Electrical \_\_\_\_\_

Fire Protection \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

DCA Training Fee 2

Cert. of Occ. \_\_\_\_\_

Other 240 11

Total 527 1646

Check No. \_\_\_\_\_

Cash \_\_\_\_\_

Collected By: OT

# REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that work installed conforms to the approved plans and the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval given.

☐ Required inspections for all subcodes for one and two family dwellings are the following:

1. The bottom of footing trenches before placement of footings, except that in the case of pile foundations, inspections shall be made in accordance with the requirements of the building subcode;
2. Foundations and all walls up to grade level prior to back filling;
3. All structural framing and connections prior to covering with finish or infill material; plumbing underground services, rough piping, water service, sewer, septic services and storm drains; electrical rough wiring, panels and service installations; insulation installations;
4. Installation of all finished materials, sealings of exterior joints; plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

☐ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. Any violations of the approved plans and/or permit will be noted and the holder of the permit notified of discrepancies.

☐ A complete copy of approved plans must be kept on the job site.

If you do not understand any of this information, please ask.



BUILDING  
SUBCODE  
TECHNICAL SECTION



Date Received  
Date Issued  
Control #  
Permit #

6-12-97  
1617-97

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING

CONTRACTORS, NOTIFY THIS OFFICE, CALL UTILITY DIG NO: 1-800-272-1000.

Block 842 Lot 2-8

Work Site Location 1715 RT 88

Owner in Fee MAHESH JABEROI

Address 314 COMMODORE WAY

PAINELETON NJ 08540

Tele. (609) 924 3200

Contractor SMART 316N CO

Address 190 OCEAN AVE

LYNDEN NJ 08701

Tele. ( ) 363-8098

Lic. No. or Bldg. Reg. No. 223 395 676

Federal Emp. No. 223 395 676 or Social Security No. \_\_\_\_\_

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature, [Signature]

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

5x7 aluminum sign  
installed per approved  
Variance

(Office Use Only)

FEE

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

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\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

TYPE OF WORK:

☐ New Building

☐ Addition

☐ Alteration

☐ Roofing

☐ Siding

☒ Fence 35 Height (6' or over)

☒ Sign 35 Sq. Ft.

☐ Pool

☐ Asbestos Abatement

☐ Other

☐ Other

☐ Demolition

☐ Demolition

Administrative Surcharge

Minimum Fee

DCA TRAINING FEE

TOTAL FEE

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

B. BUILDING CHARACTERISTICS

Use Group Present Proposed Proposed

Constr. Class Present Proposed Proposed

No. of Stories 1

Height of Structure 1 Ft.

Area—Largest Floor 1 Sq. Ft.

New Bldg. Area/All Floors 1 Sq. Ft.

Volume of New Structure 1 Cu. Ft.

Total Land Area Disturbed 1 Sq. Ft.

Est. Cost of Bldg. Work:

1. New Bldg. \$ \_\_\_\_\_

2. Alteration \$ \_\_\_\_\_

3. Total (1+2) \$ 2300



**BUILDING  
SUBCODE  
TECHNICAL SECTION**



Date Received  
Date Issued  
Control #  
Permit #

6-12-97  
1617-97

**A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.**

Block 842 Lot 2-8  
Work Site Location 1715 Rt 88

Owner in Fee MAHESH WBEROI  
Address 314 COMMONS WAY  
PRINCETON NJ 08540  
Tel. (609) 924 3200  
Contractor SHARP 516N CO  
Address 190 OCEAN AVE  
LYNDEN NJ 08701  
Tel. ( ) 363-8098  
Lic. No. or Bids. Reg. No. 223 395 676 or Social Security No. \_\_\_\_\_  
Federal Emp. No. \_\_\_\_\_

**JOB SUMMARY (Office Use Only)**

| PLAN REVIEW                                                                                  | Date           | Initial   | INSPECTIONS | Dates (Month/Day) | Initial  |
|----------------------------------------------------------------------------------------------|----------------|-----------|-------------|-------------------|----------|
| No Plans Req.                                                                                |                |           | Type:       | Failure           | Approval |
| <input checked="" type="checkbox"/> All                                                      | <u>6-10-97</u> | <u>EW</u> | Footings    |                   |          |
| <input type="checkbox"/> Footing                                                             |                |           | Foundation  |                   |          |
| <input type="checkbox"/> Foundation                                                          |                |           | Slab        |                   |          |
| <input type="checkbox"/> Frame                                                               |                |           | Frame       |                   |          |
| <input type="checkbox"/> Other                                                               |                |           | Insulation  |                   |          |
| Joint Plan Review Required:                                                                  |                |           | Finishes:   |                   |          |
| <input type="checkbox"/> Elec. <input type="checkbox"/> Plumb. <input type="checkbox"/> Fire |                |           | Energy      |                   |          |
| SUBCODE APPROVAL                                                                             |                |           | Mechanical  |                   |          |
| <input type="checkbox"/> CO <input type="checkbox"/> CCO <input type="checkbox"/> CA         |                |           | TCO         |                   |          |
| Date: _____                                                                                  |                |           | Other       |                   |          |
| Approved By: _____                                                                           |                |           | Final       |                   |          |

**B. BUILDING CHARACTERISTICS**

Use Group Present Proposed  
Constr. Class Present Proposed  
No. of Stories \_\_\_\_\_  
Height of Structure \_\_\_\_\_ Ft.  
Area—Largest Floor \_\_\_\_\_ Sq. Ft.  
New Bldg. Area/All Floors \_\_\_\_\_ Sq. Ft.  
Volume of New Structure \_\_\_\_\_ Cu. Ft.  
Total Land Area Disturbed \_\_\_\_\_ Sq. Ft.

**Est. Cost of Bldg. Work:**  
1. New Bldg. \$ \_\_\_\_\_  
2. Alteration \$ \_\_\_\_\_  
3. Total (1+2) \$ 2300

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Signature [Signature]

**D. TECHNICAL SITE DATA**  
DESCRIPTION OF WORK

5x7 aluminum sign  
installed per approved  
Variance

**TYPE OF WORK:**

- ☐ New Building
- ☐ Addition
- ☐ Alteration
- ☐ Roofing
- ☐ Siding
- ☐ Fence \_\_\_\_\_ Height (6' or over)
- ☒ Sign 35 Sq. Ft.
- ☐ Pool
- ☐ Asbestos Abatement
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Demolition

(Office Use Only)  
FEE

|                                             |                          |             |
|---------------------------------------------|--------------------------|-------------|
| Paid <input type="checkbox"/> Check # _____ | Administrative Surcharge | \$ _____    |
| Collected by: _____                         | Minimum Fee              | \$ <u>1</u> |
|                                             | DCA TRAINING FEE         | \$ _____    |
|                                             | TOTAL FEE                | \$ _____    |

**TOWNSHIP OF BRICK**

**ZONING PERMIT**

Date of Issue: June 4, 1997 1997 - 1791

Block 842 Lot 28 Zone B-1, N.B.

Property Address: 1715 Route 88

Owner: Mahesh Uberoi (Phone): (609) 924-3200

Applicant: George Whyman (Phone): (908) 363-8098

Mailing Address: Sharp Sign Co., 190 Ocean Avenue, Lakewood, N.J. 08701

Existing Use: Select Plaza.

Proposed Use: Select Plaza.

Proposed Construction (if any): 5' by 7' ground sign, 15' high.

Conditions: Minor site plan approved by Planning Board.

Case No. PB-2206-MSP-V-9/96.

Resolution No. R-16-97 approved January 8, 1997.

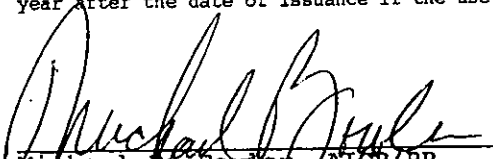
Map signed May 1, 1997.

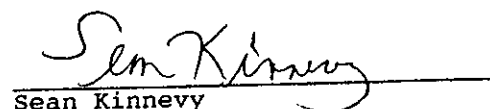
Sign must be setback at least 10' from front property line

and 5' from side property line.

Please note that a Construction Permit, as well as a Zoning Permit, must be obtained prior to any construction. You will be notified by the Division of Inspections to pick up and pay for your entire Construction Permit.

This permit shall be null, void and of not effect if any of the facts contained in the application upon the basis of which this permit was granted are false or untrue in any material respect. This permit shall expire one (1) year after the date of issuance if the use or substantial construction has not been commenced.

  
Michael P. Fowler, AICP/PP  
Municipal Planner

  
Sean Kinnevy  
Zoning Officer



① This Plaza  
Should NOT  
Say Plaza 1715.  
It Should Say  
SELECT PLAZA 1715

MIDTOWN Sew & Vac  
is no longer there.  
There will be a New  
Name once place is  
rented.

Change  
Joseph E Brothers Pizza  
INTO:

Tenas Goumelt  
Pizzeria Restaurant



**Robert J. Ballis**  
Prof. Engr. & Land Surveyor  
N.J. Lic. No. 7966

**PROPOSED SIGN**  
**PLAZA 1715**  
**Block 842      Lot 28**  
**1715 Route 88 West**  
**Township of Brick      Ocean County, N.J.**

**Robert J. Ballis, P.E. & L.S.**  
Consulting Engineer  
41 Driftwood Drive Brick, NJ 08723

|                 |                   |                    |                      |               |
|-----------------|-------------------|--------------------|----------------------|---------------|
| DR. BY <u>3</u> | CK. BY <u>RJB</u> | DATE <u>2-5-97</u> | DWG. NO. <u>9609</u> | <u>2 of 2</u> |
|-----------------|-------------------|--------------------|----------------------|---------------|

APPROVED FOR FORGING ONLY  
SEAN KINNEY, FORGING OFFICER

DATE June 4, 1997  
Seen K Spring - ground ridge

BRICK TOWNSHIP PLANNING BOARD  
MINOR SITE PLAN APPROVAL  
WITH VARIANCES AND DESIGN WAIVERS

RESOLUTION R-16-97

PAGE 1

CASE NO. PB-2206-MSP-V-9/96

January 8, 1997

WHEREAS, Mahesh Uberoi and Madhu Uberoi, having a mailing address of 314 Commons Way, Princeton, New Jersey 08540, have applied to the Brick Township Planning Board for minor site plan approval with variances and design waivers pursuant to N.J.S.A. 40:55D-70C; and

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

WHEREAS, a public hearing was held on November 13, 1996 in the Municipal Building, at which time and 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 at Block 842, Lot 28 on the Municipal Tax Map. The applicant proposes to remove the existing free standing sign and construct a new sign, reconstruct and move the existing trash enclosure to the north side of the property as depicted on the plan, add an additional facade sign to the side of the existing building, and be deficient in the required number of parking spaces for an existing strip center known as Plaza 1715. It is located on the westerly side of Route 88, approximately 1,000 ft. west of Route 70 in the B-1 neighborhood business zone. The applicant is proposing to occupy the most southerly store front with the "Select Mortgage" Company.

2. Lynch, Giuliano & Associates prepared a report to the Board dated October 25, 1996. The Board hereby adopts the

7  
File-2  
Uberoi  
Honore  
Zallis  
Ford  
Cunley  
Bldg  
Eng-2  
Zoning  
O.F.S.  
COAH

RESOLUTION

R-16-97

PAGE 2

CASE NO. PB-2206-MSP-V-9/96

January 8, 1997

findings and incorporates that document in this Resolution by reference.

3. Michael P. Fowler prepared two (2) reports to the Board dated December 4, 1996 and January 2, 1997. The Board hereby adopts the findings in those reports and incorporates those documents in this Resolution by reference.

4. Kevin C. Batzel prepared a report to the Board dated October 9, 1996. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

5. The following variances have been applied for:

(a) The proposed freestanding sign will have a sign area of 35 ft. when a maximum area of 25 ft. is permitted in the B-1 Neighborhood Business Zone. The applicant is also requesting a variance to allow for the illumination of the sign as it is not permitted in the B-1 Zone. In addition, the B-1 Zone allows for a maximum sign height of 12 ft. and the applicant proposes a height of 15 ft. The Board finds that these variances are reasonable and should be granted in that the new sign will provide better identification of the Centers businesses. It is further reasonable in that the illuminated sign will be connected to the timers which will be addressed hereafter, and this Resolution prohibits the illumination of this sign and all other lighting on the applicant's site from the hours of 11 PM through 5 AM.

(b) The applicant requests a variance to allow a total of 55 required parking spaces when 46 spaces are currently provided, thereby showing a total deficiency of 9 parking spaces. The Board finds that this variance is

J  
u  
l  
y  
3  
1  
9  
9  
7  
C  
C

reasonable in that site observations on many occasions has disclosed that rarely are there more than a few cars parked in the parking areas to the north and south of the existing building. The revised parking also requires a variance due to the 9 1/2 foot wide parking stalls that will be shown on the revised plan on the south end of the property. These 9 1/2 foot parking spaces are necessary to retain the 46 onsite parking spaces due to the relocation of the trash enclosure. The Board finds that this variance is reasonable and the applicant represented that they will attempt to size the parking spaces as close as to the required 10 feet as possible, however, no less than 9.5 feet in width.

(c) A variance is necessary for the existing facade sign on the left side of the building where Select Mortgage Company will be located. The Board finds that this variance is reasonable in that the existing facade sign has been in place on the building for a substantial period of time, and provides identification for the tenant therein.

(d) A variance is required for a 5 foot setback due to the relocation of the trash enclosure. The Board finds that this variance is reasonable in that the relocation of the trash enclosure moves the trash enclosure to a greater distance from the adjoining neighborhood homes, thereby creating an environment that is more aesthetically pleasing to the adjoining Lot 27, wherein the prior trash enclosure bordered closely to that property line.

6. The applicant has complied with the requirements of the Site Plan Ordinance and the overall development plan for this property constitutes a substantial upgrading of the

shopping center and 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 Zoning Ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 8th day of January, 1997 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 its attorney during the presentation of this case.

3. The applicant shall comply with all the terms and conditions proposed in the report of Lynch, Giuliano and Associates dated October 25, 1996.

4. The applicant shall comply with all conditions proposed in the reports of Michael P. Fowler dated December 4, 1996 and January 2, 1997, more particularly as follows:

- Item 1 - The applicant shall landscape on three (3) sides the trash enclosure located on the north side of the property and submit revised plans indicating the enclosure will comply with ordinance requirements.

- Item 2 - The applicant shall install shielding on the wall mounted lights and the pole mounted fixture in the northwestern and southwestern corners of the site to reduce

glare on the neighboring residences, and further, the wall mounted fixture on the roadside and of the quickstop is also to be shielded.

Item 3 - Trash removal, site cleanup activities and deliveries are to occur after 7 AM.

Item 4 - Timers are to be added to the existing site lighting which would turn off unnecessary lighting when the center's businesses were closed. All lights on the site are to be turned off from 11 PM through 5 AM.

5. The applicants shall comply with all conditions proposed in the report of Kevin C. Batzel dated October 9, 1996.

6. All dead landscaping is to be removed from the rear of the facility and will be replaced with new landscaping as soon as the weather permits the landscaper to plant; however, no later than June 30, 1997. Landscaping materials are subject to the approval of the Planning Board Planner or Planning Board Engineer.

7. The applicant is to notify all tenants and maintenance personnel connected with the facility of the Township Ordinance in regard to noise levels, and the applicants agree to monitor and enforce compliance with the Township Code.

8. Bumper stops are to be installed on the plan for parking adjacent to the New Jersey State Highway Route 88.

9. Handicap access and ramps will be brought into compliance with the Township Code.

10. Fire lane stripping, parking and all fire codes will be completed and brought into compliance.

RESOLUTION: R-16-97

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CASE NO. PB-2206-MSP-V-9/96

January 8, 1997

MOVED BY Mrs. Fox

SECONDED BY: Mr. Petoia

VOTING IN THE AFFIRMATIVE: Mr. Bruno Mrs. Fox

Mr. Haney Mr. Petoia Mr. Underwood Mr. Aiello Mr. Scherer

VOTING IN THE NEGATIVE: Mrs. LaDuke Mr. Reo

INELIGIBLE TO VOTE: Councilwoman Hartman

ABSTAINING: \_\_\_\_\_

ABSENT: \_\_\_\_\_

CERTIFICATION

I, E. Joan Kull, Clerk of 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 8th day of January, 1997.

IN WITNESS WHEREOF, I have set my hand this 14th day of January, 1997.

E. Joan Kull  
E. JOAN KULL  
Clerk of the Planning Board

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION R-16-97

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CASE NO. PB-2206-MSP-V-9/96

January 8, 1997

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 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.

9. The applicant shall comply with all provisions and pay all fees established under Article VB (Mandatory Development Fees) of Chapter 190 of the Code of the Township of Brick.

10. For all residential uses the subdivider or site plan applicant shall provide for a trash receptacle.

11. In order to insure uniformity of trash receptacles and compatibility with the automatic trash collection system, all trash can receptacles required herein shall be obtained from the Township of Brick.