



Brick Township
Division of Inspections/Code Enforcement
401 Chambers Bridge Rd
Brick Township, NJ 08723

Violation # CVIO-22-00580

Violation Warning

FABRIZIO PROPERTIES LLC
312 SILVER LAGOON DR
TOMS RIVER, NJ 08753

☒ Issued to Owner
☐ Issued to Tenant

Re: 1643 ROUTE 88

Block 830 Lot 31 Qual

You are hereby notified that a code official inspected the above referenced premises and determined that there is a violation of the municipal code. The violation listed below must be completed on or before the violation abatement date indicated. Failure to obey this order of the code official shall result in the issuance of a summons resulting in a mandatory court appearance and possible penalty assessment in compliance with this code.

Inspection Date: 5/16/2022

Violations to be Abated by: 5/27/2022

The following violation(s) were found

Section 245-393

Title Site plan approval standards.

A. Planning Board or Board of Adjustment approval of the site plan shall be granted in the event that the site plan complies with the following standards and regulations:

(1) The applicant has submitted a site plan containing all of the information and data as provided for in this chapter.

(2) The details of the site plan are in accordance with the standards of Part 2 (Zoning), Part 3 (Subdivision of Land), and Part 4 (Site Plan Review) of this chapter, and any amendments thereto, and any and all other ordinances of the Township of Brick and amendments thereto as may be in existence at the time of the application and in harmony with the adopted Comprehensive Master Plan of the Township of Brick.

(3) All parking and traffic problems shall be resolved.

(4) Adequate provisions are made for drainage and stormwater management in accordance with N.J.A.C. 5:21-7, Stormwater Management, all sections and appendices.
[Amended 5-9-2000 by Ord. No. 354-2R-00]

(5) Reasonable screening, at all seasons of the year, of all playgrounds, parking and service areas from the view of adjacent properties and streets shall be provided where necessary for the purpose of protecting the health, safety, general welfare, comfort and convenience of the public as specified in § 245-396G.

(6) The location, power, directions and time of any outdoor lighting will not have any adverse effect upon any properties in adjoining residential districts by impairing the established character or the potential use of properties in such districts.

(7) The details of the site plan for the authorized use will be such that the operation will not offend the public interest.

(8) Appropriate evidence is presented that the site plan is in conformance with the applicable standards of Chapter 281, Noise, of the Code of Brick Township.

(9) The Planning Board may require the applicant to contribute his prorated share of the cost of the necessary off-site improvements as more specifically provided in Part 3 of this chapter, Article XLI, § 245-341 et seq.

B. In approving the final site plan, the Planning Board shall condition such approval upon notice of approval of plans from the following agencies:
[Amended 6-26-1979 by Ord. No. 354-4A-79]

(1) Approval of plans for water and sewer installation from the Brick Township Municipal Utility Authority.

(2) County Planning Board.

(3) Soil Conservation District (Public Laws of 1975, Chapter 251; N.J.S.A. 4:24-39 et seq.).

(4) Other jurisdictional agencies.

C. Performance guaranty. After approval of the site plan and before issuance of any building permit for the site, the applicant shall furnish a New Jersey approved surety company bond (the amount to be approved by the Mayor and Council) for the purpose of guaranteeing the completion of such items as set forth in the site plan as will affect the public interest, such as but not limited to drainage, streets, sidewalks, recreational areas, shade trees or shrubbery and required landscaping, off-street parking, loading and unloading zones and artificial lighting. A building permit shall not be issued prior to completion of all conditions of approval by the applicant. Record drawings shall be submitted to the Township Engineer for review and approval prior to any performance bond release. The record drawing information must delineate location (horizontal and vertical) and quantities of all bonded improvements, and newly constructed or altered structures as detailed on the approved plans.

[Amended 6-26-1979 by Ord. No. 354-4A-79; 5-9-2000 by Ord No 354-2S-00]

Summary of infraction

This notice is to advise you that the above property is in violation for the following: The new wall mounted outside lighting needs to be shielded or replaced. You are in violation of the approved site plan R-62-85 dated June 12, 1985 if not corrected it will make your CO null and void. Failure to comply by the date listed above will result in summonses, mandatory court appearance and fines up to \$2000.00 per summons per day. If you have any questions or concerns contact me (Darren Terrizzi) at 732-262-4794. Thank you in advance for your cooperation.

You may call the Code Enforcement office if you have any further questions concerning this matter at
732 262 1030

A handwritten signature in black ink, appearing to be "Darren Terrizzi", written over a horizontal line.