

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

332 - Greenwood Park Asso.
Site Plan
Bl. 1386, Lots 10, 16, 17
SYLVAN GLENDE PARK

Approved 2/10/77
MAP # 3 CODE

RESOLUTION R - 18

February 10, 1971

Planning Board
of the
Township of Brick

WHEREAS, application has been made by Greenwood Park Associates, Ltd. (Sylvan Glade Area Map) of Point Pleasant, New Jersey, for a site plan approval of the site known as Block 1386, Lots 10, 16 and 17, as shown on the Tax Map of Brick Township, and presented on a map which is dated as revised December 11, 1970, drawn by Parsons, Brinckerhoff, Quade & Douglas, Inc., and entitled Sylvan Glade Park Town House Development

AND the Planning Board having heard the matter on the 10th day of February, 1971, and considered the testimony and exhibits offered and reports of the planning and engineering consultants and being of the opinion that said site plan should be approved:

NOW, THEREFORE, BE IT RESOLVED that the application of Greenwood Park Associates Ltd. (Sylvan Glade Area Map) for a site plan approval for residential use under condominium sale for the site known as Block 1386, Lots 10, 16 and 17, as shown on the Tax Map of Brick Township, and presented on a map which is dated as revised December 11, 1970, drawn by Parsons, Brinckerhoff, Quade & Douglas, Inc., and entitled Sylvan Glade Park Town House Development is hereby approved and the Chairman and Secretary of the Planning Board are hereby authorized to sign said map, with said approval being subject to the following conditions:

1. Temporary cul-de-sacs shall be required depending upon when Greenwood Loop Road is completed.
2. Applicant shall secure approval of New Jersey Water Policy Commission for the relocation of the southerly branch of Sawmill Creek and file proof of that approval with the Clerk of the Planning Board and the Township Engineer.
3. Profiles submitted for proposed street shall be amended to include the slope of the proposed road grades and proposed utilities where applicable.
4. All drainage pipes in the Greenwood Loop Road having a slope of 0.08% shall increase these slopes to 0.3% or greater.
5. The typical street section should have a 2-inch bituminous stabilized base course in lieu of the 2-inch gravel aggregate plant mix bituminous concrete.
6. Applicant shall conform to all requirements of the Township Engineer as to necessary dedication and curbing and to all requirements of the Brick Township Municipal Utilities Authority and the local and State Boards of Health, respectively as to water and sewerage.
7. Applicant shall conform strictly to all requirements set forth in any applicable ordinance of the Township of Brick.
8. Applicant shall apply for a building permit with proper plans and specifications and pay the necessary fees.
9. Applicant or its assigns will provide all necessary garbage and trash collection and dispose of same without expense to Brick Township or any of its agencies and this condition shall be so noted in the Master Deed filed by the applicant.

10. Applicant will build all roads and parking areas as detailed on Site Plan; maintain, clear and provide for snow removal at its own cost and expense and without assistance or expense by the Township or any of its agencies. These streets and roads and parking areas shall be private and the maintenance of them be the obligation of the applicant or its assigns and not that of the Township or any of its agencies and shall be so noted in the Master Deed filed by the applicant.

11. Recreational areas shall be private and the maintenance and operation of them shall be an obligation of the applicant or its assigns and shall be so noted in the Master Deed recorded by the applicant.

12. Applicant shall immediately apply to this Board for and secure a Major Re-Subdivision of the lots into one plot.

The aforestated conditions shall be completed and complied with within a reasonable time after the passage of this Resolution and no certificate of occupancy shall be issued until the Township Engineer has accepted all external improvements and the applicant has complied with the requirements of these conditions and the applicable ordinances of the Township of Brick.

C E R T I F I C A T I O N

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 tenth day of February, 1971.

IN WITNESS WHEREOF, I have set my hand this seventeenth day of February, 1971.



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