



C17-003 563

V. FEE SUMMARY (for office use only)		Update	Update
1. Building	\$ 150		
2. Electrical			
3. Plumbing			
4. Fire Protection			
5. Elevator Devices			
6. Subtotal			
7. Less 20% for State Plan Review	\$		
8. Subtotal	\$		
9. State Permit Surcharge Fee			
10. Subtotal	\$ 75		
11. Cert. of Occupancy			
12. Other			
13. TOTAL	\$ 225		

COMIENECIAL

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (*primary use*)

1. State Specific Use: _____

2. Use Group, Proposed: _____

3. Change in Use Group, Indicate Present: _____

4. No. of dwelling units: Total Units Income-restricted

Gained, Sale	_____	_____
Gained, Rental	_____	_____
Lost, Sale	_____	_____
Lost, Rental	_____	_____

B. NON-RESIDENTIAL (*primary use*)

1. State Specific Use: _____

2. Use Group, Proposed: _____

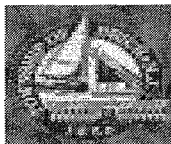
3. Change in Use Group, Indicate Present: _____

C. MIXED USE -List secondary use(s): _____

D. Construct. Classification: Present _____

Proposed _____

UCC F100-1 (rev 8/08) For reorder call: (609) 390-1400 Allegra Marketing • Print • Mail



Brick Township
401 Chambersbridge Rd
Brick, NJ 08723

Date Issued 3/23/2018
Control Number C-17-003563
Permit Number 17-3046
Permit Issue Date 9/12/2017
Certificate Number 17-3046

Certificate

Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 848 ROUTE 70 Brick Township, NJ Block: 853 Lot: 2 Qual: _____
Owner in Fee: BTACH LLC
Owner Address: 125 WYCKOFF ROAD EATONTOWN NJ 07724
Telephone: (732) 982-4178
Contractor: ACE SIGN CO
Address: 419 SUMMIT AVE PERTH AMBOY NJ
Telephone: (732) 826-3858 Fax: (732) 826-2612
License Number or Builders Registration Number: _____ Federal Emp. Number: 22-2476842

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Use Group: B Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: SIGN INSTALLATION - HOBBIE, CORRIGAN & BERTUCIO ...NON-ILLUMINATED FACADE SIGN

Certificate Comments:

☐ **Certificate of Occupancy**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ **Certificate of Approval**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ **Certificate of Continued Occupancy**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **Temporary Certificate of Compliance**

The following conditions must be met no later than or the owner will be subject to fine or order to vacate:

This certificate has an expiration date of:

Conditions to be met:

☐ **Certificate of Clearance - Lead Abatement 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work

☐ Partial or limited time period (years); see file

☐ **Certificate of Clearance - Asbestos Abatement**

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work

☐ Partial or limited time period (years); see file

☐ **Certificate of Compliance**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ **Temporary Certificate of Occupancy**

The following conditions must be met no later than: or the owner will be subject to fine or order to vacate:

This certificate has an expiration date of:

Conditions to be met:

Construction Official

Date Printed: 3/23/2018

U.C.C. F260 (rev. 08/05)

Fee: \$0.00

Check Number: _____

Collected By: _____

Page 1

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(f)1.ix:

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 Uniform Construction Code, N.J.A.C. 5:23-2.15(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 Ace Sign Co. Inc.

Address 419 Summit Ave.

Perth Amboy, NJ 08861

Telephone (732) 826-3858

Signature Philip Smith

III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.



BUILDING SUBCODE TECHNICAL SECTION



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

Block 853 Qualification Code B3
Work Site Location 848 E 10th St

Owner In Fee: B-TAC LLC

Tel. (732) 982-4178 e-mail _____

Address 125 Wyckoff Rd, Eatontown, NJ 07724

Contractor: Ace Sign Co. Inc. Tel. (732) 826-3858 zip code _____

Address 419 Summit Ave. e-mail info@acesigninc.com

Perth Amboy, NJ 08861

Contractor License No. or Builder Registration No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 22-2476842 FAX: (732) 826-2612

JOB SUMMARY (Office Use Only)		PLAN REVIEW		Date		Initial		INSPECTIONS		Type		Failure		Failure		Approval		Initial	
☒	No Plans Required	☒	08/30/17	☒	12/15/17														
☒	All	☒	08/30/17	☒	12/15/17														
☐	Footings/Foundations	☐		☐															
☐	Structural/Framework	☐		☐															
☐	Exterior	☐		☐															
☐	Interior	☐		☐															
☐	Joint Plan Review Required	☐		☐															
☐	Elec. [] Plumb. [] Fire [] Elevator [] Insulation	☐		☐															
☐	SubCODE APPROVAL for PERMIT	☐		☐															
☐	Date: <u>08/30/17</u>	☐		☐															
☐	Approved by: <u>KCN</u>	☐		☐															
☐	SubCODE APPROVAL for CERTIFICATE	☐		☐															
☐	CO [] CCO [] CA []	☐		☐															
☐	Date: <u>03/14/18</u>	☐		☐															
☐	Approved by: <u>KCN</u>	☐		☐															
☐	SubCODE APPROVAL for CERTIFICATE	☐		☐															
☐	CO [] CCO [] CA []	☐		☐															
☐	Date: <u>03/14/18</u>	☐		☐															
☐	Approved by: <u>KCN</u>	☐		☐															

B. BUILDING CHARACTERISTICS

Use Group 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.

Max. Live Load _____

Max. Occupancy Load _____

If Industrialized Building: _____

Const. Class Present _____ Proposed _____

State Approved _____ HUD _____

Est. Cost of Bldg. Work: _____

1. New Bldg. \$ _____

2. Rehabilitation \$ _____

3. Total (1+2) \$ 3726.00

C. CERTIFICATION IN LIEU OF OATH

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

Sign here: _____

Print name here: Philip Smith

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Install 11-dimensional letters, east metal studs mounted to facade

NON-ILLUMINATED

Date Received _____

Control # 9/12/17

Date Issued _____

Permit # 17-3046

TYPE OF WORK:	Height (exceeds 6') Sq. Ft.	FEE (Office Use Only)
☐ New Building		
☐ Addition		
☐ Rehabilitation		
☐ Roofing		
☐ Siding		
☒ Fence	<u>19</u>	
☒ Sign	<u>19</u>	
☐ Pool		
☐ Retaining Wall		
☐ Asbestos Abatement Subchapter 8		
☐ Lead Haz. Abatement NJAC 5.17		
☐ Radon Remediation		
☐ Other		
☐ Demolition		

Administrative Surcharge \$ _____

Minimum Fee \$ _____

State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____



CONSTRUCTION PERMIT

Date Issued 9/12/17
Control # C-17-003563
Permit # 17-3046

IDENTIFICATION Block: 853 Lot: 2 Qualifier _____
Work Site Location: 848 ROUTE 70 Brick Township, NJ Contractor ACE SIGN CO
Address 419 SUMMIT AVE PERTH AMBOY NJ
Owner in Fee BTACH LLC Telephone: (732) 826-3858
125 WYCKOFF ROAD EATONTOWN NJ 07724 Lic. No. or Bldrs. Reg. No. _____
Telephone: (732) 982-4178 Federal Employee No. 22-2476842

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

SIGN INSTALLATION - HOBBIIE, CORRIGAN & BERTUCIO ...NON-ILLUMINATED FACADE
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 \$3,726

D. Newman Jr
Construction Official

8/31/17
Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$150
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$7
CO Fee	
Other	\$0
Total	\$157
Check No.	<u>7187</u>
Cash	\$0
Credit	\$0
Collected By	<u>CW</u>

REQUIRED INSPECTIONS

09/12/17 2:12PM 001558K2505

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 the work installed conforms with 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 granted.

- ☐ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases 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, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ 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. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

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

11/30/12 Day - First not ready.

③ feed

PERMIT # 28-17-01182

DATE ISSUED 9/21/17

ZONING PERMIT APPLICATION

DATE RECD 8-23-17

LOT 242

QUALIFIER

SITE ADDRESS 848 RT 70 WILSON

IDENTIFICATION

1. NAME OF OWNER IN FEE: B-TACH LLC
COMPLETE ADDRESS: 125 WYCKOFF ROAD
EDMUNDSVILLE, NJ 07024

PHONE # 732-982-4176 EMAIL

2. NAME OF APPLICANT: The Sign Company
APPLICANT ADDRESS: 419 SUMMIT AVE
PISCATAWAY, NJ 08861

PHONE # 732-826-2828 EMAIL info@acesigninc.com

3. RESPONSIBLE PERSON FOR WORK: Phil Smith
PHONE # 732-826-2828 FAX # 732-826-2612

4. SIGNATURE OF APPLICANT: Phil Smith

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

*NEW BUILDING: _____ *ADDITION: _____ *ALTERATION: _____

*PORCH: _____ *DECK: _____

POOL: ABOVE GROUND _____ IN GROUND _____ FENCE HEIGHT _____ TYPE _____ MATERIAL _____

HEIGHT: _____ (IF APPLICABLE)

OTHER: Sign

DESCRIPTION: install pin mounted non illuminated letters on facade of The Sign

ZONING REVIEW: _____

FEE SUMMARY

APPLICATION FEE: \$ 75-

OTHER: \$

TOTAL: \$ 75-

REQUIRED BY APPLICANT

RESIDENTIAL: _____

COMMERCIAL: ☒

EXISTING USE: Furniture store

PROPOSED USE: Law Office

BOARD APPROVAL: _____ PB _____ ZB

RESOLUTION #: _____

APPROVAL DATE: _____

(SEE BACK PAGE)

8-16-17

8-16-17

a

RECEIVED
AUG 17 2017
ZONING
[Signature]

DATE REVIEWED: 8/12/17 DATE DENIED: — DATE APPROVED: 8/17/17 INTLS: SC28

[illegible]

8/19/17	SENT TO Camm
---------	--------------

INITIALS:

542



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1336

Date Issued:

Application Number: 9/12/17
ZA-17-01046

Application Date: 8/15/2017

Project Number:

Permit Number: 2P-17-00132

Fee:

\$75.00

Zoning Permit

Worksite **848 ROUTE 70**
Location: **Brick Township, NJ 08724**

Block: **853**

Lot: **2**

Qualifier:

Zone: **B-3**

Owner: **BTACH LLC**
Address: **125 WYCKOFF ROAD**
EATONTOWN, NJ 07724

Applicant: **ACE SIGN CO**
Address: **419 SUMMIT AVE**
PERTH AMBOY, NJ

Application Approved Date: 8/16/2017

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Professional Offices (Hobbie Corrigan & Bertucio Attorneys)

Nonconforming Use is: _____

Work Description:

Sign - Installation of a non-illuminated facade sign. "Hobbie Corrigan & Bertucio Attorneys"

The sign cannot exceed 15% of the building facade.

Site plan approved by the Brick Twp. Planning Board.

Case No. PB-2785-MSP-V-12/16

Resolution No. R-16-17 adopted on 3/18/17.

Additional Zoning Permit is required for additional work or signage.

Upon review it was determined that the Zoning Permit:

☒ Permitted by Ordinance

☐ Permitted by Variance approved on: _____

☐ Valid Nonconforming Use is established by

☐ Zoning Board of Adjustment

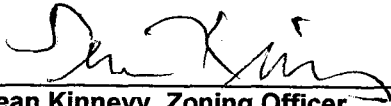
☐ Zoning Officer



Christopher J. Romano, Assistant Zoning Officer

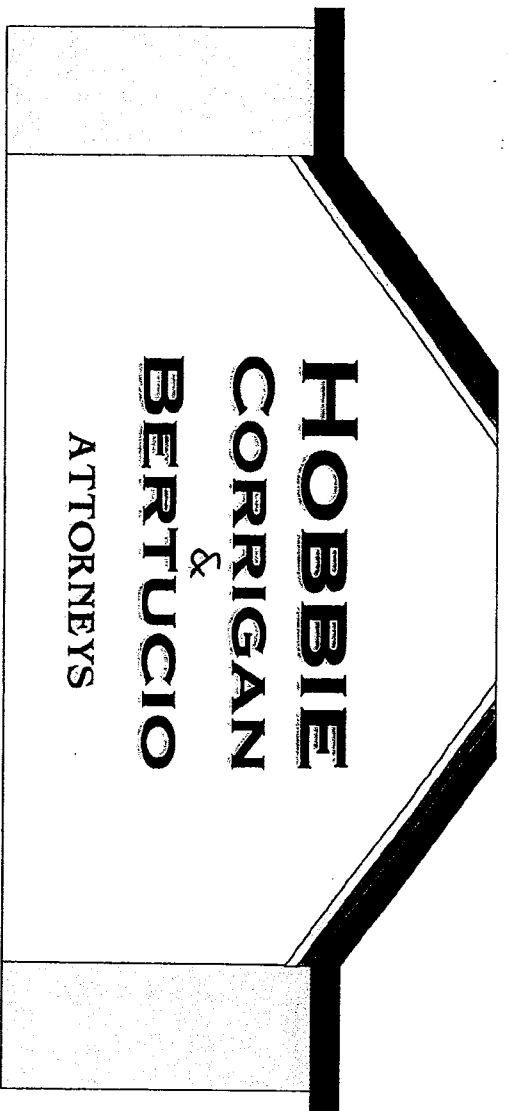
8/16/2017

Date



Sean Kinnevy, Zoning Officer

8/17/17
Date



Zoning Review
Approval

By: [Signature] Date: 8-16-17

SIGN ID# 001

SIGN DESCRIPTION:

Facade dimensional letters
cast metal, stud mounted
(FABRICATE AND INSTALL)

SIGN COLORS:

Black finish

FONT:

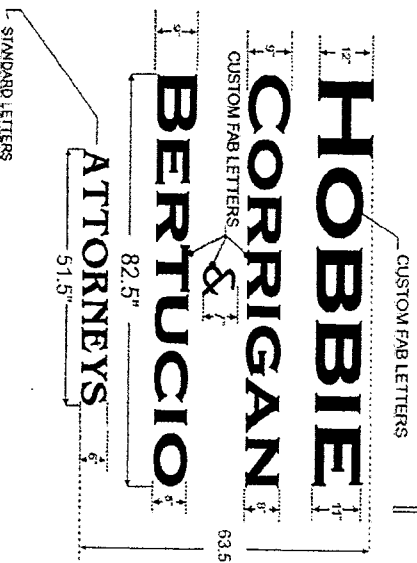
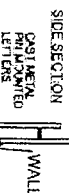
Copperplate
Bengaliat

SIGN SIZE:

see dimensions

QTY: 1 SET

DIMENSIONS



BROADWAY

SINCE 1936

LIGHTING

NOTE!

ALL ARTWORK AND DESIGNS ARE THE
PROPERTY OF BROADWAY LIGHTING
ANY REPRODUCTION OF ARTWORK
WITHOUT WRITTEN PERMISSION IS
STRICTLY PROHIBITED

CLIENT INFORMATION:

SAVED AS: 2017Hobie Law/ FACADE SIGN

CONTACT:

PHONE:

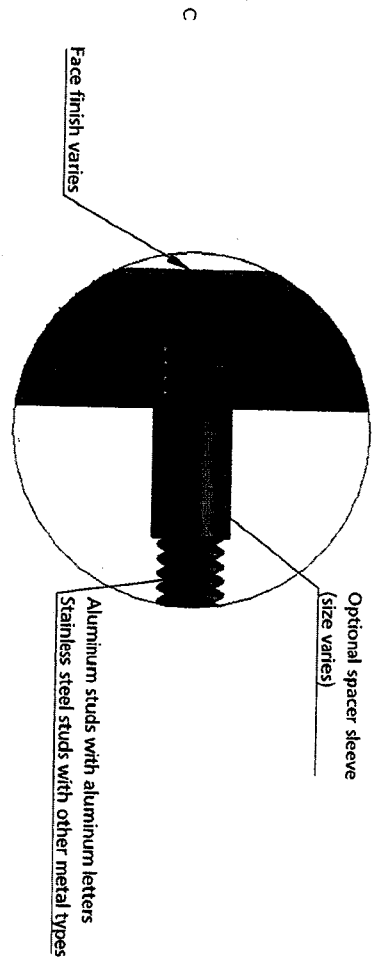
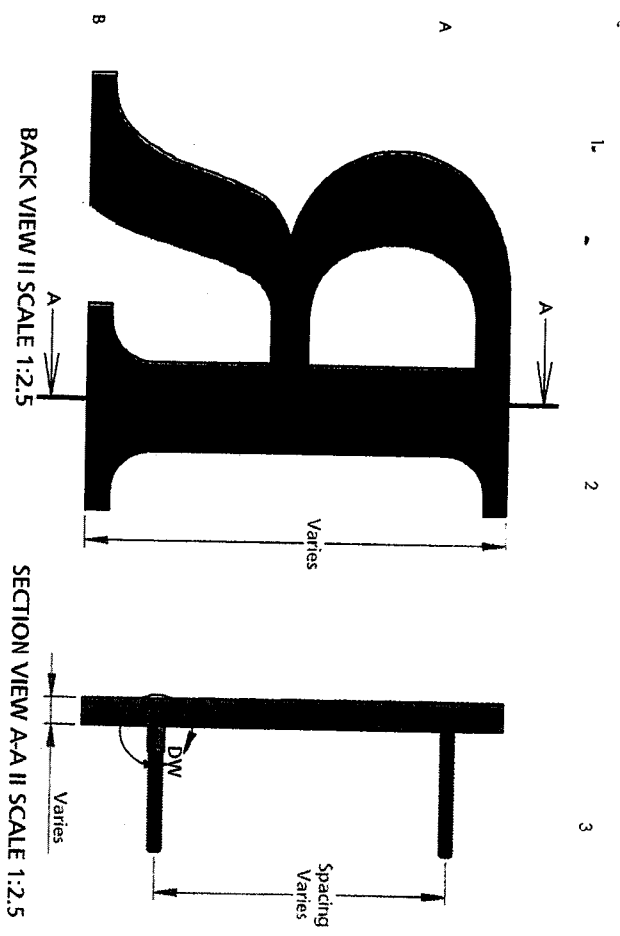
DESIGNED BY: FERNANDO SANTOS

DATE: 2-16-17

CLIENT APPROVAL

PROOF FOR SPELLING, COLOR, LAYOUT AND
DESIGN, FAX OR E-MAIL BACK TO BROADWAY LIGHTING

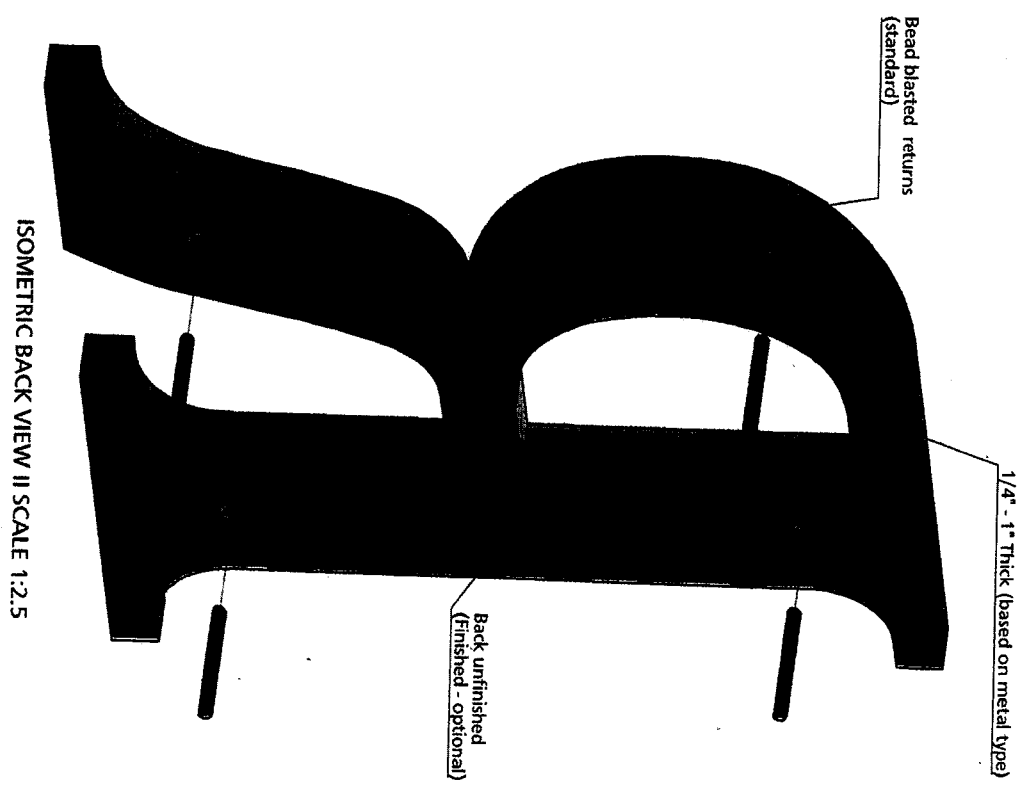
SIGNED: _____
DATE: ____/____/____



DETAIL DW II SCALE 2:1

SIZE	MIN STUDS/TR
Up to 3"	3 studs
over 3" - 15"	4 studs
Over 15"	6 studs
Punctuation	2 studs

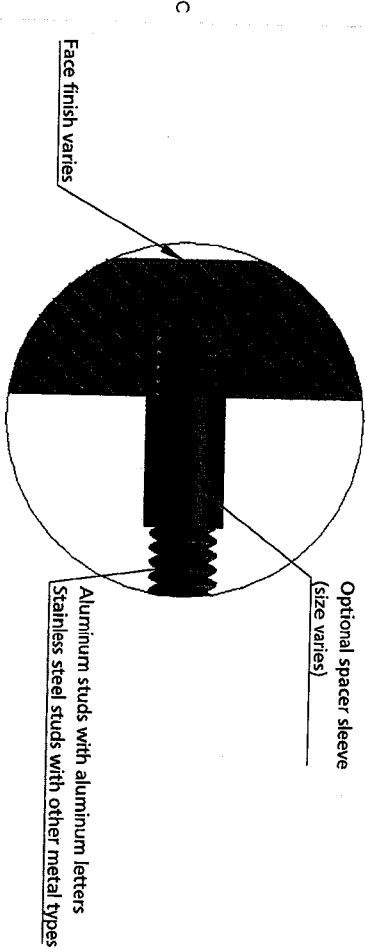
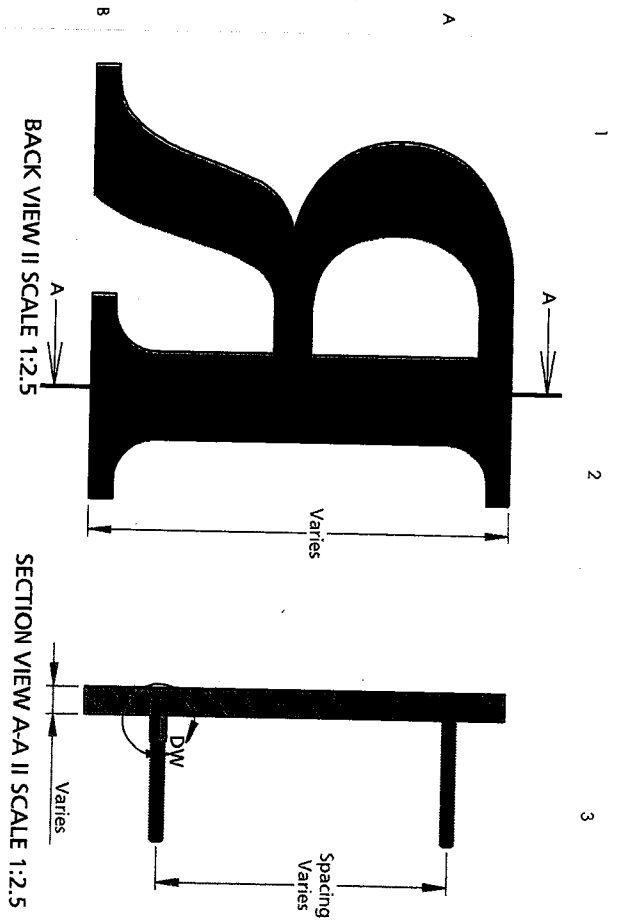
NOTES:
Typical stud length 2" beyond back of letter
Letters under 1 1/2" high - 10/24 studs, 15"+ high - 1/4-20 studs.
Less than 3/8" stroke, 6-32 or 4-46 studs
Standard cast studs are in line for brick mortar (2-5/8" on center for mortar)



FLAT CUT METAL - STUD MOUNT

MATERIAL: METAL

PRODUCT TYPE: FLAT CUT METAL

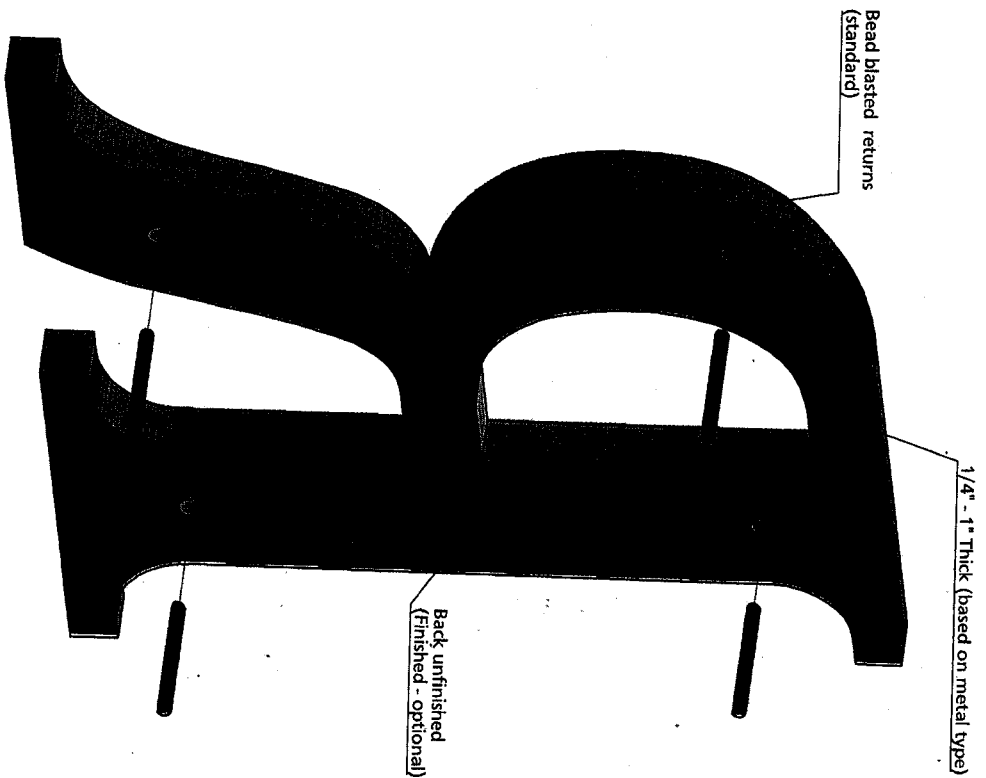


DETAIL DW II SCALE 2:1

SIZE	MIN STUDS/LTR
Up to 3"	3 studs
Over 3" - 15"	4 studs
Over 15"	6 studs
Punctuation	2 studs

NOTES:

Typical stud length 2" beyond back of letter
Letters under 15" high - 10/24 studs, 15"+ high - 1/4-20 studs.
Less than 3/8" stroke, 6-32 or 4-46 studs
Standard cast studs are in line for brick mortar (2-5/8" on center for mortar)



ISOMETRIC BACK VIEW II SCALE 1:2.5

TITLE:

MATERIAL:

METAL

PRODUCT TYPE:

FLAT CUT METAL

FLAT CUT METAL - STUD MOUNT

DWG NO. FTM110

REV 12/02/14

SCALE: AS INDICATED

SHEET 1 OF 1

ENGINEERING PERMIT APPLICATION

BLOCK: 853 LOT: 2 & 3 ADDRESS: 848 N 70 West

RECEIVING CLERK: _____
PERMIT #: _____

IDENTIFICATION:

1. WORK SITE ADDRESS: 848 N 70 West

2. NAME OF OWNER IN FEE: B-TACTI, LLC

ADDRESS: 125 Wycliffe Rd PHONE #: 732 982 4178

CATTONTOWN NJ FAX #: () _____

3. PRINCIPAL CONTRACTOR: Ace Sign Co

ADDRESS: 419 Summit Ave PHONE #: 732 826 3858

Perth Amboy NJ FAX #: () _____

4. ARCHITECT OR ENGINEER: _____

ADDRESS: _____ PHONE: # () _____

5. RESPONSIBLE PERSON FOR WORK: P SMITH

ADDRESS: _____

PHONE #: 732 826 3858 FAX #: () _____ E-MAIL: _____

PROJECT DESCRIPTION: ☐ GRADING/CLEARING ☐ ROAD OPENING

☐ SOIL REMOVAL/FILL ☐ RETAINING WALL ☐ POOL

☐ BULKHEAD/DOCK ☐ DWELLING ☐ TREE REMOVAL _____

☐ OTHER Sign

LENGTH: _____ WIDTH: _____ HEIGHT: 53.5'

ENGINEERING REVIEW:

FEE SUMMARY:

APPLICATION FEE: \$ _____

REVIEW FEE: \$ _____

INSPECTION FEE: \$ _____

OTHER: \$ _____

BOND(S): \$ _____

TOTAL: \$ _____

SPECIAL CONDITIONS:

OCEAN COUNTY SOILS: _____

DRAINAGE EASEMENTS: _____

UTILITY EASEMENTS: _____

CONSERVATION EASEMENTS: _____

FEMA REQUIREMENTS: _____

D.E.P. PERMITS: _____

BOARD APPROVAL: ☐ PB ☐ ZB

APPLICATION NUMBER: _____

APPROVED DATE: _____

DATE RECEIVED: _____ DATE REJECTED: _____ DATE APPROVED: _____ INITIALS: _____

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:

Susan Lydecker - President
Jim Fozman - Vice President
Heather deJong
Bob Moore
Paul Mummolo
Marianna Pontoriero
Andrea Zapcic



Department of Land Use and Community
Development

Division of Land Use & Planning

732-262-1027

Fax: 732-262-2941

www.twp.brick.nj.us

Date: 3-29-17

ENGINEERING PLOT PLAN EXEMPT FORM (ONLY IF NOT IN A FLOOD ZONE)

Block: 853 Lot: 2+3

Property Address: 848 RT 70 West

I, Philip Smith (name) of Ace Sign / 419 Summit Ave. (address) Pertea Ambry, NJ 08861

request to be exempt from the plot plan requirement for an addition, fence, shed, deck, pool, retaining wall, etc. as outlined in the Township Code, Chapter 245, Section 245-29.

Philip Smith
Applicant's Signature

The following shall be submitted with this request:

1. Submit surveys locating existing dwelling and proposed addition. Dimensions of the addition should be included.
2. Proof that the property is not located in a Flood Hazard Area.

Note: Prior to approval a site inspection by the Engineering Department will be performed to verify that the proposed addition will not create a drainage problem.

FOR OFFICE USE ONLY

Approved on: _____ Signed: _____

Rejected on: _____ Signed: _____

Comments: _____

MINOR SITE PLAN APPROVAL

B-Tach, LLC.

Block: 853 Lots: 2 & 3

Property Address:

848 Route 70 West

Resolution: R-16-17

Application No. PB 2785-MSP-V -12/16

Date: March 8, 2017

RESOLUTION OF MEMORIALIZATION OF THE

BRICK TOWNSHIP PLANNING BOARD

MINOR SITE PLAN APPROVAL WITH VARIANCES

WHEREAS, B-Tach, LLC, of 125 Wyckoff Road, Eatontown, New Jersey, 07724, has made application to the Brick Township Planning Board for minor site plan approval with variances and design waivers for Block 853, Lots 2 & 3 on the Township Tax Map pursuant to N.J.S.A. 40:55D-46, -50, and -60, and -70, to refurbish an abandoned one-story block building to operate a professional office and adjacent parking structures;

WHEREAS, the applicant has requested the following variances and waivers in conjunction with said minor site plan approval:

(A) Variance for lot area whereas 2 acres is required, 34,504 square feet is existing and proposed (preexisting non-conformance).

(B) Variance for lot width where 200 ft. is required and 141.8 ft. is existing and proposed (preexisting non-conformance).

(C) Front yard setback where 75 ft. is required and 43.8 ft. is existing and proposed (preexisting non-conformance).

(D) Side yard setback where 30 ft. is required and 22.1 ft. is existing and proposed (preexisting non-conformance).

File
Appl.
JACKSON
CARR
ARH
Hensel
Assessor
Zoning
Eng.
Bldg.

(E) Variance for a parking lot to be located within 20 ft. of a right-of-way (preexisting non-conformance).

(F) Variance for parking space width whereas 10 ft. is required and 9 ft. is proposed.

(G) Variance for non-placement of sidewalks along Route 70 and Forge Pond Road.

(H) Variance for a pylon sign to be located with a 1 ft. setback from the right-of-way line of Route 70, whereas a minimum of 15 ft. would be required, as well as a variance from the requirement to provide a conforming monument sign.

(I) Variance from the sign height requirement, whereas 15 ft. is required and the applicant seeks a 20 ft. high sign.

(J) Variance from the requirement of an 18 ft. drive aisle whereas 14 ft. is proposed as well as a variance from the requirement for a 25 ft. drive aisle required for perpendicular parking spaces, whereas the applicant proposes a 24 ft. wide aisle in that area.

(K) A waiver from the requirement that trash enclosures be 8 ft. by 16 ft. whereas the applicant proposes a 6 ft. by 8 ft. enclosure.

(L) A waiver from the requirement that the applicant provide street trees and shade trees along the site's frontage or internal to the site.

(M) A waiver from the requirement that a 3 ft. high landscape berm be provided along the frontage between the street and the driveway aisle parking area; and

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

WHEREAS, a public hearing was held on February 22, 2017, in the Brick Township Municipal Building at which time testimony was given and certain exhibits hereinafter described were presented on behalf of the applicant, and all interested parties having had an opportunity to

be heard; and

WHEREAS, the Board makes the following factual findings and findings of law:

1. This property is designated as Lots 2 & 3 in Block 853 on the Municipal Tax Map of the Township of Brick and is located on State Highway 70 and its intersection with Forge Pond Road, commonly known as 848 Route 70 West.

2. The property in question is located in an B-3 Business Zone where the proposed use is a permitted use.

3. The applicant was represented by Kimberly Bennett, Esquire, of King, Kitrick, Jackson and McWeeney, LLC, Mr. Jeffrey J. Carr, PE, PP, the applicant's engineer, and Mr. Jeffrey Schneider, the applicant's architect, were both duly sworn and testified on behalf of the applicant.

4. Mr. Carr testified that the site is located at the intersection of Route 70 and Forge Pond Road. The application proposes substantial upgrades to the current structure which is now a defunct and abandoned furniture store. Mr. Carr noted that the fence is in disrepair and the applicant proposes to place additional screening along Forge Pond Road as well as consolidating the two lots involved as suggested by the Planning Board's engineer. Various exhibits were marked during the course of testimony from Mr. Carr and Mr. Schneider as follows:

- A-1 Applicant's Eatontown office
- A-2 Applicant's Toms River office
- A-3 pics of signage on Forge Pond Rd.
- A-4 to 5 - photos of signs in surrounding area
- A-6 rendering of proposed sign
- A-7-8 pictures of building currently

5. Mr. Carr indicated that the town ordinance requires a monument sign and the applicant agreed to construct a monument sign, but seeks a variance to permit the sign to be in excess of the 15 ft. height requirement to a 20 ft. height. The existing sign is non-conforming and is 25 ft. in height; although a variance is requested for the height, this is an improvement over the now existing non-conformity. Mr. Carr testified that the sign height variance requested is consistent with the B-3 zone and opines that it is a good compromise. Otherwise, the proposed sign would comply with all other dimensions set forth in the zoning ordinance. Mr. Carr emphasized his point by showing photographs of other signage in the area.

6. As to all the other variance requests, Mr. Carr indicated that as noted many are preexisting, non-conforming conditions that the applicant cannot remedy. As for those that are new variances, Mr. Carr opined that these were improvements in the site and the benefits substantially outweigh any detriments in accordance with N.J.S.A. 40:55D-70(c)(2).

7. The Board had received the following reports that were considered during the course of the testimony proffered by Mr. Carr and Mr. Schneider:

- (a) ARH Associates engineering report dated January 30, 2017 authored by Mr. Wilkinson.
- (b) Planning report authored by Michael Fowler, Brick Township Planner, dated February 15, 2017.
- (c) Architectural Review Committee report dated January 11, 2017.
- (d) Kevin C. Batzel, Bureau Chief/Fire Marshal, Brick Township Bureau of Fire Safety report dated January 4, 2017 and report dated February 13, 2017.
- (e) Correspondence from Code Enforcement dated January 5, 2017 regarding violations for debris on the property.

(f) Report from Ptl. Keith Donnelly, Traffic Safety Officer, Brick Township Police Department dated January 6, 2017.

(g) Land Development Application Review of Elissa C. Commins, dated January 9, 2017.

8. Mr. Carr specifically addressed the ARH engineering report from the Board and noted the following:

(a) Applicant agreed to place the sign two ft. back from the property line as a result of the property line being further back from the existing curb line.

(b) Applicant agreed to the lot consolidation (paragraph 2.a)

(c) Applicant agreed to overlay a FEMA flood map on the first page of the plans in lieu of depicting freshwater wetlands buffers.

(d) Applicant agreed to screen and fence the trash enclosure.

(e) Applicant agreed to install sidewalks along Route 70 after the Board expressed its concerns that a distinct beaten path along Route 70 inciated the need therefor.

9. After discussion between the Board and the applicant, the applicant agreed to create a 16 ft. drive aisle, increasing from its proposed 14 ft. but still below the requirement of 18 ft. drive aisle. The Board looked favorably upon this.

10. The applicant agreed to all notations in Mr. Wilkinson's correspondence under paragraph 3B, subparagraphs 1 through 9, as well as the references in subparagraphs C, D, F, G, H, I and J.

11. As to concerns expressed in paragraph K from Mr. Wilkinson's report concerning truck access, the applicant agreed that it would revise its plans in accordance with Kevin Batzel's two reports and specifically agreed with the recommendation from Mr. Wilkinson that the

sidewalk and firetruck access on the Route 70 exit would be cut back on the grass area to create a sufficient radius of entrance on Route 70, as well as remove 200 ft. of asphalt by the building on the Route 70 exit.

12. The applicant further agreed to put a walkway along the western side of the building directly next to the building as opposed to its current location.

13. In the discussions with the Board, the applicant and the Board came to an agreement that instead of the sign being a strict monument sign, two aesthetically attractive decorative columns could be utilized to anchor the sign to the ground, and the Board would accept same.

14. In addition, the applicant agreed that all lighting would be sufficient to reach out to the south side parking area.

15. In addressing Mr. Fowler's report, the Applicant and Board accepted Mr. Fowler's recommendation that the 6 ft. by 8 ft. trash enclosure would be satisfactory, so long as same was sufficient to hold both trash and recycling materials.

16. In addressing the issue concerning shade trees and street trees, although the applicant indicated there was insufficient room to comply fully with the ordinance and thus the request for the waiver, the applicant did agree to place two street trees on Forge Pond Road and two trees in the internal islands.

17. The applicant further agreed that for all other landscaping issues, they would work with the Township professionals concerning same.

18. The applicant further agreed to change the curb stops to wooden guard rail-style parking space barriers, and would agree additionally to place a small picnic area for the employees on the property.

19. The applicant additionally agreed to provide two handicap spaces, instead of one.

20. Although the applicant agreed to place a sidewalk on Route 70 and thus modified its application and request for a variance/waiver therefrom, the agreement by the applicant to provide the sidewalk is specifically based on the condition that given the fact there may be a long time period to receive approval from the State Department of Transportation, the lack of having approval from the State DOT would not hinder the issuance of a Certificate of Occupancy for the property if all other resolution conditions have been met.

21. Mr. Jeff Schneider testified as an architect licensed in the State of New Jersey and indicated that original plans had called for a clock on the building that is no longer a request. The building would have a metal roof with casement windows and provide for 8 offices, 4 areas for paralegals and 4 conference rooms which would face out on Route 70.

22. The applicant, through its professionals, also agreed to conduct repairs to the rest of the curb line at the parking lot.

23. One member of the public testified concerning the application, a Mr. Robert Bittman of 1763 Forge Pond Road. He thought that the plan was a good plan, but expressed concerns about screening from his property which is near the site in question on Forge Pond Road. He requested, and the applicant agreed that they would put trees in the northeast corner of the property to provide sufficient screening. Although Mr. Bittman disagreed with the requested sign variance of 20 ft., and thought the lighting would be too blinding, the Board felt that the benefits outweighed the detriments granting the sign height variance and felt that the applicant could work with the Board's professionals to make certain the lighting would not affect neighboring properties.

24. The Board thus accepts the testimony of the applicant's engineer and its architect

in support of its request for the variances and design waivers as set forth in the site plan. Accordingly for the reasons set forth upon the record by the applicant's engineer, the applicant's architect and the board's professional staff, the board finds that the Preliminary and Final Site Plan Approval should be granted together with the variances and waivers requested by the applicant as noted but modified herein, and same can be granted without substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan, zoning ordinance or the master plan of the Township of Brick.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 8 day of March, 2017 that the application for Preliminary and Final Site Plan approval with variances and design waivers is hereby granted subject to the following conditions:

1. The applicant shall comply with all the aforementioned modifications to the plan as set forth in the testimony elicited at the hearing and as referenced above.
2. The applicant shall submit proof of payment of taxes.
3. The applicant must post all bonds and guarantees as required and recommended by this Board and the Township Board Engineer. Moreover, the applicant must post all required engineering and inspection fees.
4. All representations and statements made by the applicant, as well as the applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an express condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review on this Board's own motion.
5. In the event the Planning Board determines that it reasonably relied upon any

misstatement or misrepresentation, then and in that event any approvals previously given may be rescinded and any improvements at the time in place on the premises in question shall not be in compliance with the ordinances of the Township of Brick.

6. The applicant must comply with all conditions contained in the Board Engineer's report by Theodore Wilkinson, PE of Adams, Rehmann & Heggan dated February 15, 2017, and the Township Planner, Michael Fowler's report dated January 30, 2017, except as specifically noted herein.

7. No building permit shall be issued until the Board Secretary confirms that the Planning Board professional fees have been paid in full. In the event a building permit is issued and there are outstanding Planning Board professional fees, a stop work order will be filed against the applicant/contractor until all professional fees have been paid.

8. In the event there is an existing violation, the applicant shall have thirty (30) days from the date the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time prescribed will result in the issuance of a summons.

9. The applicant must comply with all conditions outlined in Schedule A attached hereto.

10. The applicant shall apply for and receive approvals from all other municipal, county, state and federal agencies having regulatory jurisdiction over this development as may be required.

BE IT FURTHER RESOLVED that the Planning Board Secretary shall cause notification of this favorable Resolution to be published in an official newspaper of the Brick Township within ten (10) days of the adoption of this Resolution.

Certified copies of this Resolution shall be forwarded to the applicant, the Township

Construction Official, Zoning Officer and all other parties in interest.

This Resolution memorializes an action taken at the regular meeting of the Brick Township Planning Board held on March 8, 2017 on a roll call vote that evening as follows:

R-16-17
PB -2785-MSP-V-12/16
B-TACH, LLC

March 8, 2017

VOTE ON MEMORIALIZATION

MOVED BY: Mr. Gross

SECONDED BY: Mr. Philipson

VOTING IN THE AFFIRMATIVE: Councilman Mummolo, Mr. Gross, Mr. Occhiogrosso,
Mr. Nugent, Mr. Cooke, Mr. Philipson, Mr. Osipovitch

VOTING IN THE NEGATIVE:

INELIGIBLE: Mr. Clayton, Ms. Lambusta, Mr. Aiello

IN-CONFLICT:

ABSENT: Ms. Della Volle

ABSTAINING:

PRESENT BUT NOT VOTING :

CERTIFICATION

I, CHRISTINE N. PAPA, Clerk/Secretary to the Board of Adjustment of the Township of Brick, County of Ocean, State of New Jersey, do hereby certify that I am duly authorized to certify Resolutions. I certify that the foregoing Resolution was adopted by the Planning Board of the Township of Brick at a regular meeting held on the 8th of March, 2017.


CHRISTINE N. PAPA, Clerk/Secretary
Planning Board/Zoning Board

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION: R-16-17

PAGE: 12

CASE NO. PB-2785-MSP-V 12/16

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 submit 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.

12. Applicant shall provide proof of application for Title NJSA 39:5 A-1 to the Planning Board.

8/17/17 - SENT TO CUM - Vg22
8/31/17 - Called. Rfp. Cu