

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



PLANNING BOARD TOWNSHIP OF BRICK

RESOLUTION FOR FINAL APPROVAL OF

SITE PLAN WITH WAIVERS.

Resolution R-21-81

Dated: April 8, 1981

Case # 1225

WHEREAS, application has been made by John L. Meyer for final approval of site plan of Block 1170, Lots 5 and 6-1 as shown on the Tax Map of the Township of Brick, with additional requests for a waiver from the ordinance requirements that driveways be curbed and constructed of bituminous material and further waivers from the requirements to construct sidewalks along Allaire Road and to submit a boring log, and in accordance with the map prepared by Stanley B. Peters dated October 27, 1980, with latest revision dated February 26, 1981; and

WHEREAS, such proof of service as may be required by New Jersey statutes and municipal ordinance requirements upon appropriate property owners and governmental bodies has been furnished to the Board; and

WHEREAS, the Board after carefully considering the evidence presented by the applicant at the hearing of March 25, 1981 and of the adjoining property owners and general public and having reviewed the exhibits produced, has made the following factual findings:

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File 2
Meyer
Schwenewolf
Peters
Cronin
Gulbins
Bldg
Charholian

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AND WHEREAS, the Planning Board has determined that the requested waivers should be granted since the literal enforcement of the provisions of the ordinance is impractical and will exact undue hardship because of peculiar conditions pertaining to the lot for the following reasons:

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AND WHEREAS, the Planning Board is of the opinion based upon the above factual findings that the site plan is such as would encourage development and design consistent with the Master Plan of the Township of Brick and should be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Brick that the application of John L. Meyer, is on this 8th day of April, 1981 granted subject, however, to the following conditions:

1. Applicant to submit revised Site Plan showing all of the survey data relative to the exterior boundaries of the consolidated lot and also show on said Plan the new lot number, assigned to the new consolidated lot by the Brick Township Tax Assessor.

2. Applicant shall obtain certification by the local Soil Conservation District of a plan for soil erosion and sediment control in accordance with Public Law 1975, Chapter 251, "Soil Erosion and Sediment Control Act".

3. Applicant should obtain any other approvals with respect to submission to any other Federal, State, County, or Municipal agency having jurisdiction over same. Upon receipt of approval the applicant shall supply a copy of said permit or permits to the Board. In the event

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that any other jurisdictional agency requires a change in the applicant's plans, the applicant must reapply to the Brick Township Planning Board for approval of that change.

4. Applicant shall resubmit this entire proposal should there be any deviation from this resolution or the submitted documents which are hereby made a part hereof and shall be binding to the applicant.

5. The applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

6. That before the issuance of a building permit, the applicant shall furnish the Township Clerk with a performance bond in an amount to be determined by the Township Engineer. Said performance bond to be updated at six (6) month intervals at the discretion of the Township Engineer.

7. Applicant shall deposit with the Township Engineer a check in an amount to be determined by the Township Engineer sufficient to cover the cost of the preparation of the bond estimate. Said payment to be due and payable at the time of the request by the applicant for the preparation of said bond estimate. Applicant to receive credit for said payment against the inspection fund fee when deposited with the Township Clerk as required in this resolution.

8. All materials, methods of construction, and details to be in conformance with the Township of Brick "Engineering Specifications and Construction Details".

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NOW THEREFORE, BE IT RESOLVED that the requested waivers as to driveway, material and curbing; construction of sidewalks on Allaire Road; and from the requirement of submitting a boring log be and the same are hereby granted for the reasons set forth above and subject to the conditions set forth above.

Moved By: Mrs. WiesselSeconded By: Mr. HayesVoting in the Affirmative: Mr. HayesCouncilwoman Butler Mr. KadarMrs. Cook Mrs. WiesselMr. Gunther Mr. Metz Mr. White

Voting in the Negative: _____

Disqualified from Voting: _____

Abstaining: _____

Absent: Mayor Kinnevy

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

I, E. JOAN KULL, Clerk to the Planning Board of the Township of Brick, County of Ocean, State of New Jersey, 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 8th day of April, 1981.

IN WITNESS WHEREOF, I have set my hand this 9th day of April, 1981.

E. Joan Kull
E. Joan Kull, Clerk.
Planning Board of the Township of Brick

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FACTUAL FINDINGS

1. The applicant seeks approval for a proposed 8,300 square foot storage building accessory to L & H Plumbing, located in a B-2 zone. The building proposed is not for the public (no retail sales) but as a warehouse for the Plumbing business presently at the site.

The applicant has recorded a deed of consolidation for Lots 5 and 6-1 Block 1170 and has proposed the construction of a crushed stone driveway allowing access to the proposed building from the existing paved drive on Lot 5. The crushed stone driveway will serve the proposed storage building and is not to be utilized for public access. Applicant also seeks waivers from the requirements for bituminous paving and concrete curbing, as well as from the requirement of sidewalks along Allaire Road.

Applicant also seeks a waiver from the requirement of submitting a boring log.

REASONS FOR WAIVERS

The building proposed will be utilized by the employees of the applicant as a storage or warehouse building. In that the public will not be granted access the Board believes that waivers as to bituminous paving and concrete curbing should be granted and that the applicant should be permitted to install a crushed stone driveway to the proposed building.

For Similar reasons the Board believes that the requirement for the construction of a sidewalk along Allaire Avenue should be waived.

Applicant's proposed building is in an area where many buildings already exist and the Board believes there does not exist any need to require the applicant to submit a boring log.