

BRICK, TOWNSHIP OF

(Planning/Zoning)

BRICK TOWNSHIP PLANNING BOARD

RESOLUTION R-57-84

June 13, 1984

CASE NO. 1422

WHEREAS, application has been made by Jack Meyer
for Site Plan approval for premises known as Lot 5/ Block 1170^{+ 4-1}
on the Township of Brick Tax Map, and a variance for front
setback of proposed building "B" which provides for 24 feet +
when 75 feet is required and a variance for side yard setback
of existing building, on/ ^{lot} 5 where 20 feet is provided and 30
feet is required. The purpose of said plan is to provide
14,800 square feet of storage and 2,496 square feet of retail
and showroom area, and the proposed use is not a permitted
use in the hospital support zone, however, existing non-
conforming uses may be expanded by up to 50% as a conditional
use if buffering of adjoining residential uses shall be
provided and all other standards of the hospital support zone
are met. Also a variance for the existing sign on Route 88
which exceeds the square footage permitted within the zone; and

WHEREAS, proper service has been made upon all of the
property owners within 200 feet of the premises in question
and proper notice and publication has been made as required by
New Jersey Statute and proper proof of service has been
filed by the applicant with the Planning Board of the
Township of Brick; and

WHEREAS, the Planning Board having considered the
application and plans filed with its secretary and having
heard the witnesses and evidence and examined the exhibits
of the parties in interest and having heard and considered
the comments of the public, if any, on the 23rd day of May, 1984;
and

File - 2

*Meyer
Schoenewald
Sanklaag/Lebrun
Peterson
Stargerson
Henderson
Beck
Charkelien
Zsning*

In conjunction with this resolution, the Board has made the following findings of fact:

1. That the applicant is the owner of the premises.
2. That the property is in the hospital support zone.
3. That the proposed site plan does not conform with the ordinances of the Township of Brick, however, it is a permitted expansion of a non-conforming use.
4. That there are no residential areas adjoining the property which require a buffering.
5. That the applicant seeks a waiver of parking within 20 feet of the State right of way line and same is a reasonable request as the actual distance from the paved roadway will be 200 feet ±.
6. That the front setback and side yard setbacks as requested can be granted as they are quite removed from the actual paved roadway.
7. Applicant seeks a waiver of sidewalks on New Jersey Route 88, New Jersey Route 70 and Allaire Avenue.
8. That the aforesaid variances and waivers are reasonable due to the unique physical location of the property, the deep setback from the highways and there is little pedestrian traffic in the area to require sidewalks, subject to further consultation with the Planning Board and Township Engineers.

NOW, THEREFORE, BE IT RESOLVED that the application of Jack Meyer for Site Plan approval, along with variances and waivers is hereby approved on this 13th day of June, 1984 subject to the following conditions:

1. Applicant shall comply with all standard Planning Board conditions for site plans set forth on Attachment "A".
2. Applicant shall comply with all representations and agreements made by applicant or applicant's representatives

during the consideration of this application.

3. Application is to be in full compliance with the engineer's report dated May 23, 1984 with particular attention to the details for drainage calculations, recharge trenching, handicapped ramp, depressed curbing, grading and deed of consolidation and relocation of the signature block.

4. Removal of the existing sign.

5. Sidewalks and curbs are hereby waived along Route 70 and shall be provided along Allaire Avenue and Route 88 if appropriate in the view of the Planning Board and Township Engineer who may require installation or bonding considering drainage and State road improvement projects for the area.

Moved By: Mrs. Cook

Seconded By: Mr. Cierzo

Voting in the Affirmative: Mr. Cierzo

Mrs. Cook

Mr. Scherer

Mrs. Kenney

Mr. Geller

Mr. Vespi

Voting in the Negative: _____

Abstaining: _____

Absent: Councilman Anderson, Mr. Gunther, Mr. Metz, Mayor Newman

Ineligible to Vote: Mr. Hayes

CERTIFICATION

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 13th day of June, 1984.

IN WITNESS WHEREOF, I have set my hand this 14th day of June, 1984.

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

ATTACHMENT A

STANDARD PLANNING BOARD CONDITIONS FOR SITE PLANS

RESOLUTION R-57-84

Page 4

CASE NO. 1422

June 13, 1984

1. 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."
2. All materials, methods of construction, and details shall be in conformance with the current Township of Brick "Engineering Specifications and Construction Details", available at the office of the Township Engineer.
3. Applicant shall obtain any other approvals with respect to submission to any other federal, state, county or municipal agency having jurisdiction over same. Upon receipt of the approval, the applicant shall supply a copy of said permit or permits to the Board. In the event 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 on the applicant.
5. Applicant shall supply evidence by way of a statement from the Brick Township Tax Collector that all taxes are paid to date at the date of the fulfillment of the conditions of this resolution.
6. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

7. 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 shall be updated on a six (6) month basis at the discretion of the Township Engineer.

8. No soil shall be removed from the site without the written approval of the Township Council.