

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR 10301219

PLANNING BOARD, TOWNSHIP OF BRICK

RESOLUTION FOR MINOR SUBDIVISION

WITH VARIANCES AND WAIVERS

RESOLUTION R-25-82

CASE NO. 1272

DATED: April 14, 1982

WHEREAS, application has been made by Point Pleasant Hospital, Edgewater Place and Osborne Avenue, Point Pleasant, New Jersey (Brick Township Health Care Facility), for a minor subdivision of Block 1170, Lots 14, 14-1 and 18 as shown on the tax map of the Township of Brick, in accordance with map submitted by applicant, which map is entitled "Minor Subdivision Map, Lots 18 and 14, 14-1, Block 1170 for Point Pleasant Hospital" prepared by Donald W. Smith Associates, dated February 17, 1982; and

WHEREAS, the application seeks to re-subdivide the existing lots into two lots of different configuration, containing 5.704 acres and 32.448 acres respectively; and

WHEREAS, the application seeks variances for front yard set back as to new lot 14 and front yard and side yard set back as to new Lot 18; and

WHEREAS, the application seeks a waiver as to the requirement that the plan be drawn to a maximum scale of one (1) inch to fifty (50) feet (Applicant's plan utilizes a scale of one (1) inch to one hundred (100) feet; and

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

Site-2

Pt Pleasant Hosp

Doyle

de Smith

Cronin

Hudson

Blaz

Charkalian

WHEREAS, the Planning Board having heard the matter on April 14, 1982, and after carefully considering the evidence and testimony presented by the applicants, adjoining property owners, and general public and the exhibits produced and the Planning Board having made the following factual findings:

Applicant seeks to subdivide the existing lots shown on its plan into two lots of different configuration, one containing 5.704 acres (new Lot 14) and 32.448 acres (new Lot 18). Such subdivision being in contemplation of erecting a health care facility (hospital) in Brick Township, New Jersey.

AND WHEREAS, the Planning Board has determined that failure to grant the requested relief would result in exceptional and undue hardship to applicant's property and that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Brick; for the following reasons:

Applicant seeks front yard setbacks variance as to new Lot 14 as 20 feet, 28.7 feet and 30.4 feet are provided and fifty feet is required. Applicant also seeks variances as to new lot 18 as 26.0 feet is provided and fifty feet is required, and as to side yard set back as to the existing accessory building on new Lot 18 as 8+ feet is provided and 25 feet is required. The Board finds that these requested variances should be granted due to the size of the lots and the fact that the buildings already exist and no increase in non-conformity is proposed.

WHEREAS, the Planning Board is of the opinion based upon the above factual findings that the requested waiver should be granted since the literal enforcement of the provisions of the Ordinance are impractical and will exact undue hardship because of the peculiar condition pertaining to the lots for the following reasons:

Applicant seeks a Waiver as to its use of a map scale of one inch to 100 feet. Due to the size of the lots (totaling over 38 acres) the Board finds that it should grant this Waiver; and

WHEREAS, the Planning Board is of the opinion based upon the above factual findings that said Minor Subdivision is within the Comprehensive Master Plan of the Municipality and should be approved; and

WHEREAS, the Planning Board has determined that the variances and waiver should be granted.

NOW, THEREFORE, BE IT RESOLVED that the application of Point Pleasant Hospital for minor subdivision approval as per the maps aforesaid, be on this 14th day of April, 1982, given final approval and the Chairman and Secretary of the Planning Board be authorized to sign said maps, with said approval being subject to the following conditions:

1. 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 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.

2. 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.

3. Applicant to supply evidence by way of a statement from the Brick Township Tax Collector that all taxes are current as of the date of the fulfillment of the condition of this approval

4. Applicant shall furnish a duplicate mylar of the filed map, certified by the applicant's engineers, to the Township Engineer.

NOW, THEREFORE, BE IT RESOLVED that the requested variances for front yard set back on new Lot 14, and front yard and side yard set backs on new Lot 18 be and the same are granted and approved for the reasons set forth above and subject to the conditions set forth above; and

BE IT FURTHER RESOLVED that based on the findings hereinabove stated, that the application for a waiver as to the requirement of using a maximum map scale of one (1) inch to fifty feet on the plan submitted be granted for the reasons set forth above and subject to the conditions set forth above.

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DATED: April 14, 1982

Moved By: Mr. Kadar

Seconded By: Mrs. Cook

Voting in the Affirmative: Councilman Anderson

Mrs. Cook

Mr. Kadar

Mrs. Wiessel

Mr. Hayes

Mr. Metz

Mr. White

Voting in the Negative: _____

Abstaining: _____

Absent: _____

Mr. Gunther

Mayor Kinnevy

CERTIFICATION

I, E. Joan Kull, Clerk to the Planning Board of the Township of Brick, County of Ocean, and 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 14th day of April, 1982

IN WITNESS WHEREOF, I have set my hand this 15th day of April, 1982.

E. Joan Kull

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