

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR-PZ 10302428

BRICK TOWNSHIP PLANNING BOARD
MINOR SUBDIVISION APPROVAL

RESOLUTION: R-77-90

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July 11, 1990

WHEREAS, Medical Center of Ocean County, having a mailing address of Edgewater Place and Osborne Avenue, Point Pleasant Beach, NJ 08742, has applied to the Brick Township Planning Board for minor subdivision approval pursuant to N.J.S.A. 40:55D-47; and

WHEREAS, a public hearing was held on June 25th, 1990 in the Municipal Building, at which time testimony and exhibits were presented on behalf of the applicant; and

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

1. This property is designated as Lot 18, Block 1170 on the Municipal Tax Map.

2. The property in question is located in the Hospital Support Zone.

3. The applicant is proposing to subdivide this property into two lots. The existing 28.785 acre lot will be divided into a 22.878 acre lot on which the existing Brick Hospital will remain, and a 5.907 acre lot which is vacant. The hospital is a permitted use in this zone.

4. The Board's Engineer, T & M Associates, prepared a report to the Board dated June 5, 1990. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

5. This minor subdivision complies with ordinance requirements and no variances are required. The Board finds that

*File -2
Med Center
Sagele
see memo
Jettsumma
Jonnell
Bldg
Eng
Zoning*

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the applicant has complied with all municipal subdivision ordinance provisions and that the overall plan for the improvement of the property is consistent with the intent and purpose of the Municipal Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 11th day of July, 1990, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions for minor subdivision approval as set forth on attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or the applicants representatives during the presentation of this application.

3. The applicant shall comply with all requirements set forth in the report of the Board Engineer, except paragraphs 3 and 4 which the Boards finds are not necessary at this time because no development is presently proposed for the new lot to be created.

4. The applicant shall prepare, execute and file with the Ocean County Clerk's Office an easement to insure that a 50 foot wide easement with a 25 foot car path within the easement is established to connect Lots 16, 18.2 and new Lot 18.03, Block 1170. Further, the easement shall provide that the existing common parking lot on Lot 18 and Lot 18.2, Block 1170 shall be maintained to allow vehicular access between these lots in the area of the existing parking lot at the southeast corner of Lot

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18 and the northwest portion of Lot 18.2. The testimony of the applicant in various development applications concerning Lot 16, 18, 18.2 and new Lot 18.03, Block 1170 has indicated that these four properties would be connected and accessible to each other by means of an internal road to eliminate excess traffice movements onto Jack Martin Boulevard and Route 70. Accordingly, it is the intention of this provision to insure that the applicant provides an internal roadway to insure the interconnection of these four properties by means of an internal street.

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MOVED BY: Mr. Cantillo

SECONDED BY: Mayor Zboyan

VOTING IN AFFIRMATIVE: Mayor Zboyan Mr. Anderson

Mr. Cantillo Mr. Heslin Mr. Scherer Mr. Skirde Mr. Vespi

Mrs. LaDuke Mrs. Barlo

VOTING IN NEGATIVE: _____

ABSTAINING: _____

ABSENT: Councilwoman Fayad Mr. Kazawic

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 adopted by the said Planning Board of the Township of Brick at a regular meeting held on the 11th day of July, 1990.

IN WITNESS WHEREOF, I have set my hand this 12th day of July, 1990.

E. Joan Kull

E. JOAN KULL, CLERK, Planning
Board of the Township of Brick

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR MINOR SUBDIVISION APPROVAL

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1. 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.

2. Applicant shall resubmit 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.

3. 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.

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

5. Applicant shall post a bond for the setting of monuments in accordance with the map filing law in an amount to be determined by the Township Engineer. Further, the applicant shall post an inspection fund for the verification of compliance with this requirement in an amount to be determined by the Township Engineer.

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