

BRICK, TOWNSHIP OF

(Planning/Zoning)

PG 1381-MS-11/86
NORTHERN OCEAN / Hospital System
Box 1170 Lot 18

Deemed Complete
Jan 9, 1987
45 days for decision
Exp. Feb 23, 1987
renewed to Apr. 9, 1987
June 30, 1987
appeal

Feb 5 - Special
not heard

- Newman
Hartman
Geller
Gunter
Hayes
Kazawic

Note - March 25, 1987 not heard

BRICK TOWNSHIP PLANNING BOARD

MINOR SUBDIVISION APPROVAL

RESOLUTION R-83-87

June 18, 1987

CASE NO.: 1281-MS-11/86

WHEREAS, application has been made by Northern Ocean Hospital System, owner of Lot 18, Block 1170, Brick Township Tax Map, for Minor Subdivision approval to subdivide a 3.53 acre parcel from Lot 18; and

WHEREAS, the Planning Board having considered the application and the plans filed with its Secretary and having considered this matter on the 18th day of June, 1987; and

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

1. The applicant is the owner of the subject premises.
2. The property is located in the H-S Hospital Support Zone.
3. The proposed minor subdivision is permitted within the zone and this application for minor subdivision approval fully conforms with the requirements of the zoning ordinance and the subdivision ordinance of the Township of Brick.

NOW, THEREFORE, BE IT RESOLVED that the application of Northern Ocean Hospital System for Minor Subdivision approval for Lot 18, Block 1170, Brick Township Tax Map, to create new Lot 18.2 containing 3.53 acres is hereby APPROVED on this 18th day of June, 1987, subject to the following conditions:

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

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

File - 2
no HS.
Doyle
DWSmith
Morton
Giuliano
Bldg
Eng
Zoning

✓ 3. The applicant shall comply in all respects with the conditions and requirements set forth in the report of the Planning Board Engineer dated January 12, 1987.

✓ 4. This approval shall be subject to the applicant providing a fifty (50) foot wide access easement through proposed Lot 18.2.

MOVED BY: Mr. Scherer

SECONDED BY: Mr. Cierzo

VOTING IN THE AFFIRMATIVE: Mr. Cevasco Mr. Cierzo Mr. Geller

Mr. Gunther Mrs. Hartman Mr. Mangarelli Councilman Scarpelli

Mr. Vespi Mr. Scherer

VOTING IN THE NEGATIVE: _____

ABSTAINING: _____

ABSENT: Mayor Newman

NOT VOTING: 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 passed by the said Planning Board of the Township of Brick at a Special meeting held on the 18th of June, 1987.

IN WITNESS WHEREOF, I have set my hand this 19th day of June, 1987.

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

ATTACHMENT "A"

STANDARD PLANNING BOARD CONDITIONS FOR MINOR SUBDIVISION

RESOLUTION R-83-87

PAGE THREE

CASE NO. #1281-MS-11/86

June 18, 1987

1. Applicant should obtain any other approvals with respect 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.

Exempt T. 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 applicants' engineer, to the Township Engineer.

*not Res.
mon. set
cent.*
5. Applicant shall post a bond for the setting of monuments in accordance with the map filing law, said amount to be determined by the Township Engineer. In addition to the above bond, the applicant is to post an inspection fund for the verification of compliance to the above requirement, the amount of said inspection fund to be determined by the Township Engineer.

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

85-243
10/22/86

TOWNSHIP OF BRICK
LAND DEVELOPMENT APPLICATION

RECEIVED

NOV 3 1986

Application No. 1291-MS-11/86

Planning Board X Zoning Board

BRICK TOWNSHIP PLANNING BOARD
Date of Submission Mo. Day Yr

Filing Fee \$ 200.00

A. APPLICANT Northern Ocean Hospital System
Name
Edgewater Place & Osborne Avenue
Street Address
Point Pleasant, NJ Telephone # 08742
City & State Zip Code
(If not owner set forth ownership interest, Contract Purchaser, etc., & attach copy of document showing same)
OWNER Same as above
Name
Street Address Telephone #
City & State Zip Code

B. TYPE OF APPLICATION: New X Amended
1. Minor Subdivision X 4. Site Plan-Prel.
2. Major Sub.-Prel. 5. Site Plan-Final
3. Major Sub.-Final 6. Conditional Use
Date of Prel. Approval (Must be accompanied w/site plan)
7. Cluster Zone
8. C.40:55D-70A 11. C.40:55D-70D
9. C.40:55D-70B 12. C.40:55D-34
10. C.40:55D-70C 13. C.40:55D-35

C. PREVIOUS APPEALS OR ACTIVITY
No X Yes If yes, date - - Type Variance
Mo. Day Yr.
Approved Disapproved

D. LOCATION:

Route 88 & Jack Martin Boulevard

Street Address

61

1170

18

Tax Map #

Block(s) #

Lot(s) #

Type of Road: Cul-de-sac _____ Secondary _____
 Minor _____ Major X
 Collector _____ Arterial _____

Number of Proposed Streets w/names N/A

Zone District:

Residential

Business

Other

R-5 _____

B-1 _____

H-S X

R-7.5 _____

B-2 _____

PRWC _____

R-10 _____

B-3 _____

R-15 _____

Office Professional/

R-20 _____

Light Industrial

R-R _____ (PRRC Option) _____

R-M _____

O-P _____

O-P-T _____

M-1 _____

E. DESCRIPTION OF PROPOSED USE:

1. Present Use Existing Brick Hospital
2. Proposed Use Create New Lot 18.2 (3.530 Acres)
3. No. of Lots/Units 2
4. Brief Description of Application Subdivide existing
Lot 18, to create New Lot 18.2 (3.530 Acres) and remaining
portion of Lot 18 (28.852 Acres)

5. Lot Size:

<u>Proposed</u>	<u>Frontage/Width</u>	<u>Depth</u>	<u>Square Feet</u>	<u>Acres</u>
New Lot 18	515.44	370'±	153,767 S.F.	3.530
Remaining Portion Lot 18	657.51	1700'±	1,256,793 S.F.	28.852
<u>Required</u>	200 ft.	200 ft.	87,120 S.F.	2 Ac.

5A. Does Applicant Own Adjoining Property? No

6. Primary Building Back Requirements:

<u>Proposed</u>	<u>Front</u>	<u>Side</u>	<u>Front/Side</u>	<u>Rear</u>
	<u>440'±</u>	<u>230'±</u>		<u>610</u>
<u>Required</u>	<u>75'</u>	<u>30'</u>		<u>50</u>

7. Accessory Building Setback Requirements:

<u>Proposed</u>	<u>Side</u>	<u>Rear</u>
	<u>N/A</u>	<u>N/A</u>
<u>Required</u>	<u>20'</u>	<u>50'</u>

8. Height:

<u>Proposed</u>	<u>Height</u>	<u>Stories</u>
	<u>N/A</u>	<u>N/A</u>
<u>Max. Allowed</u>	<u>N/A</u>	<u>N/A</u>

9. Percent of Lot Coverage: N/A

Proposed _____ %
Maximum Allowed _____ %

10. Gross Floor Area: N/A

Proposed _____ Sq. Ft
Minimum Required _____ Sq. Ft

11. No. of Parking Spaces: N/A

<u>Proposed</u>	<u>Off-Street</u>	<u>Loading</u>
	_____	_____
<u>Minimum Required</u>	_____	_____

12. Basis for Determining Parking Requirements: N/A

Employees _____ Units _____ Seats _____ Beds _____
Courts _____ Rooms _____ Stalls _____ Other _____

F. UTILITIES

1. Water

Will the applicant require new water supply in street? Yes _____ No X

Is Municipal water supply available? Yes X No _____

Is water to be supplied from a well? Yes _____ No X

Has application been made to the B.T.M.U.A.?

Yes X No _____

Has application been approved? _____ denied? _____ Date _____

Comments: Submitted simultaneously with this application

2. Sewerage - Will this application require new sewerage lines in street? Yes ☐ No ☒
Will this application require expansion of existing lines? Yes ☐ No ☒
Will this application require a septic system? Yes ☐ No ☒

3. Gas Natural Gas ☐ Existing ☐ Above Ground ☐
Propane ☐ Proposed ☐ Below Ground ☐

4. Electric Existing ☒ Above Ground ☒
Proposed ☐ Below Ground ☐

G. Has application been made to the Ocean County Planning Board?
Approved ☐ Denied ☐ Date

H. DEED RESTRICTION OR COVENANTS? Yes ☐ No ☐
(If yes, attach copy)

I. Certificate of Taxes/Assessments Paid to Date Attached? ☐
(Said certificate to be submitted with application for acceptance)

J. ARGUMENTS FOR VARIANCE (To be completed by applicant)

Undue Hardship Consideration: N/A

Negative Criteria: (To be completed for "D" variance & Conditional Use Applications)

N/A

Special Reasons: (To be completed for "D" variance only)

N/A

Proposed building structure or use the is contrary to Brick Zoning Ordinance in the following particulars (state articles & sections)

N/A

K. Is there vacant land adjacent to the subject property?

Yes ☐ No ☒

If yes, there must be a market value offer to sell or purchase all or part of the property if applying for "C" Variance, i.e. lacking square footage, width or depth & copy of said request, by certified mail, must be presented at the hearing.

L. LIST OF MAPS, REPORTS AND OTHER MATERIAL ACCOMPANYING APPLICATION: (Appropriate Checklist must accompany all site plan & subdivision applications)

No.	Description of Item	Mo. Day Yr.
1. 12	Minor Subdivision Maps	9/15/86
2. 4	Minor Subdivision Checklists	9/15/86
3.		
4.		
5.		

M. LIST OF INDIVIDUALS WHO PREPARED PLANS

1. SURVEYOR	Nicholas V. Coppola, P.L.S. 16763	
Engineer	Name	Telephone #
	Donald W. Smith Associates, P.A.	363-5850
	40 Airport Road	
	Address	
	Lakewood, New Jersey	08701
	City, State & Zip Code	
2. Architect	N/A	
	Name	Telephone #
	Address	
	City, State & Zip Code	

3. Site Planner

N/A

Name

Telephone #

Address

City, State & Zip Code

4. Attorney

John Doyle

840-3600

Name

Telephone #

Doyle, Oles & Cucci
1500 Route 88 West

Address

Brick, New Jersey

08723

City, State & Zip Code

N. AUTHORIZATION OF SIGNATURE (If applicant is a Corporation)

This will certify that Robert J. Matthews

Title Executive Vice President (Corporation Name & Address)

The Northern Ocean Hospital System, Inc., 2121 Edgewater

Place, Point Pleasant, NJ 08742

who subscribed to the above application for development in the Township of Brick has been authorized by this Corporation to do so.

Attest

Margaret F W Watts
Secretary (Corporate Seal)

The Northern Ocean Hospital System
Corporate Name

Richard J. Lerner
President

N.J.S.A. 40:55D-48.1 et seq. requires all corporations or partnerships applying to a Planning Board or Board of Adjustment for permission to subdivide a parcel of land into six (6) or more lots or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or seeking approval of a site to be used for commercial purposes to list:

- (a) If a corporation - names and addresses of all stockholders owning at least 10% of its stock of any class;
- (b) If a partnership - names and addresses of the individual partners having at least 10% interest in the partnership.

O. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

Northern Ocean Hospital System of full age
being duly sworn according to law, on oath deposes and says,
that all of the above statements and the statements contained
in the papers submitted herewith are true.

Sworn and Subscribed to:

before me this 29 day:

of October, 1984:

Beverly A. Beinh
BEVERLY A. BEINH
NOTARY PUBLIC OF NEW JERSEY

(Applicant to sign here)

ROBERT MATTHEWS

P. AFFIDAVIT OF OWNERSHIP:

STATE OF NEW JERSEY

COUNTY OF OCEAN

Northern Ocean Hospital System of full age
being duly sworn according to law on oath deposes and says,
that the deponent resides at Edgewater Pl. & Osborne Avenue

_____ in the Township _____ of
Point Pleasant in the County of Ocean

and State of New Jersey that Northern Ocean Hospital System

is the owner in fee of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as Block(s) 1170, Lot(s) 18

Street Address Route 88 & Jack Martin Boulevard

Sworn and Subscribed to

before me this 29 day

of October, 1997:

Beverly A. Beihl
BEVERLY A. BEIHL
GOVERNOR PUBLIC OF NEW JERSEY
My Commission Expires Oct. 26, 1988

(Owner to Sign Here)

ROBERT MATTHEWS

Q. AUTHORIZATION BY OWNER:

(If anyone other than above owner is making this application, the following authorization must be executed)

To the Approving Board of the Township of Brick:

_____ is hereby authorized to
make the within application.

Dated:

Owner's Signature

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

401 CHAMBERS BRIDGE ROAD • BRICK, NJ 08713

Joseph C. Scarpelli, Mayor

Township Council:

Steven N. Cucci — President

Stephen C. Scarpelli

Kimberly S. Casan

Gregory S. Wavanagh

Kenny M. Russell

Tony G. Stupin — Municipal Clerk

Frederick J. Underwood, Sr.



Planning Board

(732) 252-1043

Fax: (732) 252-8934

<http://www.op.brick.nj.us>

NEW FOLDER

From — Judith Fox Nelson

Date:

8/16/02

Re:

Archive and reorganization of Planning Board Files

Case # 1281 Northern Ocean

Date of Approval 6/18/87

Block 1170 Lot 18

The above referenced file has been cleaned out as and is ready to be re-filled.

The following files are turned over to Jeff Fabach for disposal

Affidavits ☒

Notice of decision ☒

Copies ☒

Correspondence ☒

Copies of checks and receipts ☒

Reports, drainage, environmental, traffic ☒

Other ☐

LYNCH, CARMODY, GIULIANO & KAROL, P.A.

CONSULTING ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

Registered Professional Staff:

Thomas F. Lynch
Cornelius P. Carmody (1970-1984)
Michael J. Giuliano, Jr.
John D. Karol
Donald M. Abbott
Brian S. Flannery
Thomas R. Hansen
Martin G. Miller, III
R. Niels Sperling
William Voeltz
Lee Webb

86-0195-1281

File No. _____

January 12, 1987

Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723

RECEIVED

JAN 12 1987

Re: Northern Ocean Hospital System
Lot 18, Block 1170
Minor Subdivision
First Review

BRICK TOWNSHIP PLANNING BOARD

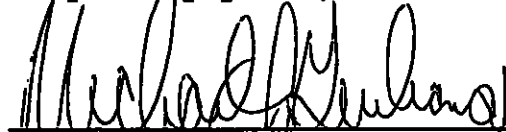
Dear Board Members:

We have reviewed the plans entitled "Minor Subdivision Map, Tax Map Sheet 61, Lot 18, Block 1170", prepared by Donald W. Smith Assoc., P.A., consisting of one sheet dated September 15, 1986, with the latest revision date being 11/19/86, and have the following comments.

The applicant is proposing to subdivide a 3.53 acre parcel from Lot 18. The subject parcel envelopes the easternmost driveway for the site on Jack Martin Blvd. The applicant is indicating a 50' wide easement through the parcel to provide access to remaining Lot 18. The subject property lies within the Hospital Support Zone.

1. Sight triangles should be indicated.
2. The applicant should provide a zoning schedule on the plat.
3. Ocean County Planning Board approval has not been indicated on the plat.
4. As a condition of approval, applicant to post a bond for the setting of monuments in accordance with the Map Filing Law; said bond amount to be determined by the Township Engineer. In addition to the above bond, applicant is to post an inspection fund for the verification of compliance of the above requirement said inspection fund to be determined by the Engineer.
5. This application may be deemed complete for scheduling at your earliest convenience.

Very truly yours,



Michael J. Giuliano, Jr.
Planning Board Engineer

Mr. H. S.
D. W. Smith
Dugle
Lone
Dutryn
Smith
MJG/RJM/lcf