

BLOCK 547 LOT 1 QUALIFICATION CODE _____ ADDRESS (SITE) _____ PERMIT NO. 16-0434



CONSTRUCTION PERMIT APPLICATION

Applicant Completes: Sections I, II, III (optional), IV, VI, and VII

C-16-000224

V. FEE SUMMARY (for office use only)

	Update	Update
1. Building	\$ 300	
2. Electrical		200
3. Plumbing		
4. Fire Protection		
5. Elevator Devices		
6. Subtotal		
7. Less 20% for State Plan Review		
8. Subtotal		
9. State Permit Surcharge Fee	65	19
10. Subtotal		
11. Cert. of Occupancy		
12. Other		
13. TOTAL	365	219

VI. BUILDING/SITE CHARACTERISTICS

	(office use only)
1. Number of Stories	
2. Height of Structure	26' ft.
3. Area — Largest Floor	sq. ft.
4. New Building Area	sq. ft.
5. Volume of New Structure	cu. ft.
6. Max. Live Load	
7. Max. Occupancy Load	
8. If Industrialized Building: State Approved	HUD
9. Total Land Area Disturbed	sq. ft.
10. Flood Hazard Zone	
11. Base Flood Elevation	ft.
12. Wetlands	yes no

I. IDENTIFICATION

1. Proposed Work Site at: 545 BRICK BLVD., BRICK

2. Name of Owner in Fee: Furniture Concepts LLC
Tel. (516) 280-8760 e-mail bsensale@furnitureconcepts.com
Address 1325 Franklin Ave, Garden City NY 11530

3. Ownership in Fee: Public Private
License No. OR, if new home, Builder Reg. No. Exp. Date

4. Principal Contractor: Sign-A-Rama Tel. (516) 565-4456
Address 449 Hempstead Turnpike West Hempstead, NY 11552 e-mail Westhempstead@signarama.com
License No. OR, if new home, Builder Reg. No. Exp. Date

Home Improvement Contractor Registration No. or Exemption Reason (if applicable):
Federal Emp. ID No. 26-2980263 FAX: (516) 505-9231

5. Architect or Engineer Contact
Address e-mail
Tel. () FAX: ()

6. Responsible Person in Charge once Work has Begun Pankaj Shah
Tel. (516) 565-4456 FAX: (516) 505-9231

IIa. PROPOSED WORK

- ☐ Minor Work Signs ☐ New Building ☐ Addition ☐ Demolition
☐ Repair ☐ Alteration ☐ Renovation ☐ Reconstruction
☐ Asbestos Abat. -Subch. 8 ☐ Lead Hazard Abatement ☐ Radon Remediation ☐ Annual Permit

IIb. SUBCODES

(Check all that apply)

- ☒ Building
☒ Electrical
☐ Plumbing
☐ Fire Protection
☐ Elevator

FOR OFFICE USE ONLY (Optional)

Est. Cost	Plans Rec'd by	Date Rec'd	Rejection Date	Approval Date	Re-viewer	Resubmission Dates	Re-viewer
	<u>1/11/16</u>	<u>1/11</u>		<u>02/04/16</u>	<u>REC</u>		

TOTAL COST

III. PLAN REVIEW (optional)

- DO YOU WANT:
1. ☐ Partial Releases
2. ☐ Prototype Processing

IV. DOES OR WILL YOUR BUILDING CONTAIN ANY OF THE FOLLOWING?

1. ☐ Elevators/Escalators/Lifts/
Dumbwaiters/Moving Walks
2. ☐ High Pressure Boilers
3. ☐ Pressure Vessels
4. ☐ Refrigeration Systems
5. ☐ Cross-Connections/Backflow Preventers
6. ☐ Hazardous Uses/Places of Assembly
7. ☐ Sprinklers/Standpipes
8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks
10. ☐ Swimming Pools, Spas and Hot Tubs
11. ☐ LPGas Tanks
12. ☐ Fire Alarm

VII. DESCRIPTION OF BUILDING USE

A. RESIDENTIAL (primary use)

1. State Specific Use:
2. Use Group, Proposed:
3. Change in Use Group, Indicate Present:
4. No. of dwelling units: Total Units Income-restricted
Gained, Sale
Gained, Rental
Lost, Sale
Lost, Rental

B. NON-RESIDENTIAL (primary use)

1. State Specific Use:
2. Use Group, Proposed:
3. Change in Use Group, Indicate Present:

C. MIXED USE -List secondary use(s):

- D. Construct. Classification: Present
Proposed



Brick Township
401 Chambersbridge Rd
Brick, NJ 08723

Date Issued 5/31/2016
Control Number C-16-000224
Permit Number 16-0434
Permit Issue Date 2/9/2016
Certificate Number 16-0434

Certificate

Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 545 BRICK BLVD. Brick Township, NJ Block: 547 Lot: 1 Qual: _____
Owner in Fee: 545 BRICK BLVD LLC
Owner Address: 399 MONMOUTH ST EAST WINDSOR NJ 08520
Telephone: _____
Contractor SIGN-A-RAMA
Address 449 HEMPSTEAD TURNPIKE West Hempstead NY 11552
Telephone: (516) 565-4456 Fax: (516) 505-9231
License Number or Builders Registration Number: _____ Federal Emp. Number: 26-2980263

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Use Group: M Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: SIGN INSTALLATION - FORTUNOFF ... (3) FACADE SIGNS

Certificate Comments:

☐ **Certificate of Occupancy**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ **Certificate of Approval**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ **Certificate of Continued Occupancy**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ **Temporary Certificate of Compliance**

The following conditions must be met no later than or the owner will be subject to fine or order to vacate:

This certificate has an expiration date of:

Conditions to be met:

☐ **Certificate of Clearance - Lead Abatement 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Clearance - Asbestos Abatement**

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (years); see file

☐ **Certificate of Compliance**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ **Temporary Certificate of Occupancy**

The following conditions must be met no later than: or the owner will be subject to fine or order to vacate:

This certificate has an expiration date of:

Conditions to be met:

Construction Official

Fee: \$0.00

Check Number: _____

Collected By: _____

CERTIFICATION IN LIEU OF OATH

I. OWNER SECTION (to be completed if the applicant is the owner in fee)

I hereby certify that I am the owner in fee of the property listed on Page 1.

Mark the following applicable boxes:

- A. ☐ I further certify that a new home (private residence) will be constructed on this property for my own use and occupancy. This dwelling is to be occupied by myself and is not to be used for any purpose other than single family residential use. I attest that all construction, plumbing, or electrical work will be done, in whole or in part, by me or by subcontractors under my supervision, in accordance with all applicable laws; and, I further acknowledge that said new home is not covered under the New Home Warranty and Builders Registration Act (N.J.S.A. 46:3B-1 et seq.) and that such fact shall be disclosed to any person purchasing this property within ten years of the date of issuance of a certificate of occupancy.

I UNDERSTAND THAT IN MARKING BOX A, I ACKNOWLEDGE THAT I AM ASSUMING RESPONSIBILITY FOR THE WORK DONE ON SAID PROPERTY, THE CONDITION OF THE PROPERTY PRIOR TO, DURING, AND AFTER ANY WORK PERFORMED, AND FOR THE PERFORMANCE OF THE SUBCONTRACTORS I HIRE, EMPLOY, OR OTHERWISE CONTRACT OR WITH WHOM I MAKE AGREEMENTS TO PERFORM WORK. I AM VOLUNTARILY AND KNOWINGLY ASSUMING THIS RESPONSIBILITY.

- B. ☐ I further certify the following as required by the New Jersey Uniform Construction Code, N.J.A.C. 5:23-2.15(f)1.ix:

I personally prepared the plans submitted for: 1) the new home referred to in A.; or, 2) an addition, alteration, renovation, or repair to an existing single family residence owned and occupied by myself and located on the property listed on Page 1; or, 3) a new structure that will be physically separate from, but that will be deemed part of, an existing single family residence that is owned and occupied by myself and located on the property listed on Page 1.

- C. ☐ I further certify that I will perform or supervise the following work:

C.1. ☐ Building C.2. ☐ Fire Protection

I further certify that I will perform the following work:

C.3. ☐ Electrical C.4. ☐ Plumbing

- D. ☐ I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I understand that if any of the above statements are willfully false, I am subject to punishment.

Signature _____ Date _____

II. AGENT SECTION (to be completed if the applicant is not the owner in fee)

I hereby certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(d): the proposed work is authorized by the owner in fee; and I have been authorized by the owner in fee to make this application as his agent.

I further certify the following as required by the Uniform Construction Code, N.J.A.C. 5:23-2.15(a)5: All required State, county, and local prior approvals have been given, including such certification as the construction official may require.

I agree to advise all contractors on this project that they are required to be registered with the New Jersey Division of Taxation and to comply with all New Jersey tax laws.

I understand that if any of the above statements are willfully false, I am subject to punishment.

(X) Check if contractor.

Agent Name Pankaj Shah - Sign-A-Rama
Address 449 Hempstead Turnpike
West Hempstead, NY 11552
Telephone (516) 565-4456
Signature Pankaj Shah

III. ☐ LEAD HAZARD ABATEMENT: Include Homeowner or Building Owner Affidavit as per N.J.A.C. 5:17.



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 547 Lot 1 Qualification Code _____

Work Site Location 545 BRICK BLVD

BRICK NJ

Owner in Fee: FURNITURE CONCEPTS LLC

Tel. (516) 380-8760

e-mail bensale@furnitureconcepts.com

Address 1325 FRANKLIN AVE #230 GARDEN CITY NY 11530

Contractor: SIGN-A-RAMA

City

Tel. (516) 565-4458

Address 449 HEMPSTEAD TPK

City

e-mail west Hempstead @ signarama.com

Contractor License No. or Builder Registration No. _____

City

Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

City

FAX: (516) 505-9831

Federal Emp. ID No. 86-2980263

JOB SUMMARY (Office Use Only)

PLAN REVIEW Date Initial

☐ No Plans Required

☒ All

☐ Footings/Foundations

☐ Structural/Framework

☐ Exterior

☐ Interior

Joint Plan Review Required: _____

☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator

SUBCODE APPROVAL for PERMIT

Date: 02/09/16

Approved by: LEG

SUBCODE APPROVAL for CERTIFICATE

☐ CO ☐ CCO 14 CA

Date: 05/24/16

Approved by: LEG

Barrier-Free

Use Group Present _____ Proposed _____

No. of Stories 1

Height of Structure 26'

Area — Largest Floor _____

New Bldg. Area/All Floors _____

Volume of New Structure _____

Max. Live Load _____

Max. Occupancy Load _____

Dates (Month/Day)

Failure Failure Approval Initial

☐ Footing

☐ Footing Bonding

☐ Foundation

☐ Slab

☐ Frame

☐ Truss Sys./Bracing

☐ Barrier-Free

☐ Insulation

☐ Finishes -Base Layer

☐ Finishes -Final

☐ Energy

☐ Mechanical

☐ TCO

☐ Other

☐ Final

☐ Barrier-Free

Const. Class Present _____ Proposed _____

If Industrialized Building:

State Approved _____ HUD _____

Est. Cost of Bldg. Work: _____

1. New Bldg. \$ 34,000.00

2. Rehabilitation \$ _____

3. Total (1+2) \$ 34,000.00

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: Pankaj Shah

Print name here: Pankaj Shah

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Installing new frontlit channel letter as per day at 3 sides of two bldgs
sign ① Facing Brick bld 160 sq ft
sign ② Facing North elevation 110 sq ft (Jackson Ave)
sign ③ on South elevation 79 sq ft

TYPE OF WORK:

☐ New Building

☐ Addition

☐ Rehabilitation

☐ Roofing

☐ Siding

☐ Fence

☒ Sign (160+110+79) Sq. Ft.

☐ Pool

☐ Retaining Wall _____ Sq. Ft.

☐ Asbestos Abatement Subchapter 8

☐ Lead Haz. Abatement NJAC 5:17

☐ Radon Remediation

☐ Other _____

☐ Demolition

FEE (Office Use Only)

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

Date Received

16-04/30

Control #

Date Issued

Permit #

02/09/16

Administrative Surcharge \$ _____

Minimum Fee \$ _____

State Permit Surcharge Fee \$ _____

TOTAL FEE \$ _____

1 White = Inspector Copy

2 Canary = Office Copy

3 Pink = Office Copy

4 Gold = Applicant Copy



BUILDING SUBCODE TECHNICAL SECTION



Handwritten signature: N. J. M. Updelt

Date Received
Control #

Handwritten: 04-06-06

Date Issued
Permit #

Handwritten: 16-0437+A

A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 547 Lot 1 Qualification Code _____

Work Site Location 345 BEICK BLVD

Owner in Fee: FURNITURE CONCEPTS LLC

Tel. (516) 880-8760 e-mail bensenda@fortunelbys.com

Address 1325 FRANKLIN AVE #830 GARDEN CITY NY 11530

Contractor: SIGNAROMA Tel. (516) 565-4457

Address 449 Hempstead Tpk e-mail westhempstead@signaroma.com

Contractor License No. or Builder Registration No. _____ Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 26-2980263 FAX: (516) 505-9231

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)			
			Type:	Failure	Failure	Approval	Initial
☒ All	<u>04/01/16</u>	<u>W</u>	Footings				
☐ Footings/Foundations			Footings Bonding				
☐ Structural/Framework			Foundation				
☐ Exterior			Slab				
☐ Interior			Frame				
☐ Joint Plan Review Required:			Truss Sys./Bracing				
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Barrier-Free				
SUBCODE APPROVAL for PERMIT	<u>04/01/16</u>		Insulation				
Date:	<u>04/01/16</u>		Finishes -Base Layer				
Approved by: <u>W</u>			Finishes -Final				
SUBCODE APPROVAL for CERTIFICATE			Energy				
☐ CO ☐ CCO ☒ CA	<u>05/23/16</u>		Mechanical				
Date:	<u>05/23/16</u>		TCO				
Approved by: <u>W</u>			Other				
			Barrier-Free				

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed	Constr. Class	Present	Proposed
No. of Stories	<u>1</u>		If Industrialized Building:		
Height of Structure	<u>26'</u>		State Approved		HUD
Area — Largest Floor			Est. Cost of Bldg. Work:		
New Bldg. Area/All Floors			1. New Bldg.	<u>\$ 10,000</u>	
Volume of New Structure			2. Rehabilitation	<u>\$</u>	
Max. Live Load			3. Total (1+2)	<u>\$ 10,000</u>	
Max. Occupancy Load					

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: Paula Stael

Print name here: Paula Stael

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Handwritten: Installing new ground channel letters as per drawing on South elevation 79 sq ft as per resolution R-13-14 is Application # P13-2745-PSP-V-PSP-3/14

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☒ Sign
- ☐ Pool
- ☐ Retaining Wall
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other
- ☐ Demolition

FEE (Office Use Only)

Administrative Surcharge \$	
Minimum Fee \$	
State Permit Surcharge Fee \$	
TOTAL FEE \$	

1 White = Inspector Copy
3 Pink = Office Copy

2 Canary = Office Copy
4 Gold = Applicant Copy

RECEIVING CLERK 11/10/16
DATE REC'D 11/10/16

ZONING PERMIT APPLICATION

PERMIT # 04.06.16
DATE ISSUED 2/16/17

BLOCK: 547 LOT: 1 QUALIFIER: _____ SITE ADDRESS: 545 BACIE BLVD, BACIE, NY

IDENTIFICATION:

1. NAME OF OWNER IN FEE: Furniture Concepts LLC

COMPLETE ADDRESS: 1325 FRANKLIN AVE #230

GARDEN CITY NY 11530

PHONE # 516-880-8760 EMAIL: bensale@furnitureconcepts.com

2. NAME OF APPLICANT: Synexima

APPLICANT ADDRESS: 448 Hempstead Tle

West Hempstead NY 11552

PHONE # 516-565-4456 EMAIL: westhempstead@synexima.com

3. RESPONSIBLE PERSON FOR WORK: Parkay Steel

PHONE # 516-565-4456 FAX # 516-505-9231

4. SIGNATURE OF APPLICANT: Parkay Steel

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

*NEW BUILDING: _____ *ADDITION _____ *ALTERATION _____ *PORCH _____ *DECK _____

POOL: ABOVE GROUND _____ IN GROUND _____ FENCE: HEIGHT _____ TYPE _____ MATERIAL _____

HEIGHT: _____ (*IF APPLICABLE)

OTHER Sign

DESCRIPTION: Including new front lit channel letters as per drawing on south elevation 79 sgt
as per resolution R-13-14

ZONING REVIEW: _____

DATE REVIEWED: 3-17-16 DATE DENIED: _____ DATE APPROVED: 3-17-16 INTLS: 2 (SEE BACK PAGE)

FOR OFFICE USE ONLY

FEE SUMMARY:

APPLICATION FEE: \$ 50-

OTHER: \$ _____

TOTAL: \$ 50-

REQUIRED BY APPLICANT

RESIDENTIAL: _____

COMMERCIAL: ✓

EXISTING USE: _____

PROPOSED USE: Furniture Sales

BOARD APPROVAL: ✓ PB _____ ZB _____

RESOLUTION #: PO-2745-158-V-1583/16

APPROVAL DATE: July 23, 2014

R-13-14

Community Development and Land Use

401 Chambers Bridge Rd.

Brick NJ 08723

(732) 262-1336



Receipt

Payment Date 04/06/2016

Transaction # PMT-16-02845

Receipt # R-16-00254

Issued To sign a rama

Description ZONING PERMIT 545 BRICK BLVD

Date Printed 04/06/2016

Check Number 2403

Cash \$0.00

Check \$50.00

Charge \$0.00

Total Paid \$50.00



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1336

Date Issued:

Application Number: CP16-0493
ZA-16-00390

Application Date: 03/17/2016

Project Number: 04/16-16

Permit Number: _____

Fee: \$50

Zoning Permit

Worksite **545 BRICK BLVD.**
Location: **Brick Township, NJ 08723**

Block: 547

Lot: 1

Qualifier: _____

Zone: B-2

Owner: **Furniture Concepts LLC**
Address: **1325 Franklin Avenue #230**
Garden City, NJ 11530

Applicant: **Signorama**
Address: **449 Hempstead Turnpike**
West Hempstead, NJ 11552

Application Approved Date: 03/17/2016

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Retail Store (Fortunoff Backyard Store)

Nonconforming Use is: _____

Work Description:

Sign - Installing new front-lit channel letter sign as per resolution R-13-14
79 Sq. Ft.

The signs cannot exceed 15% of each facade they are attached to.

Preliminary and Final Site Plan approval by the Brick Twp. Planning Board. R-13-14
PB-2745-PSP-V-FSP-3/14
July 23, 2014

Additional Zoning Permit is required for additional work or signage.

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
☐ Permitted by Variance approved on: _____
☐ Valid Nonconforming Use is established by
☐ Zoning Board of Adjustment
☐ Zoning Officer

03/17/2016

Date

Christopher J. Romano
Christopher J. Romano, Assistant Zoning Officer

5/18/16

Date

Sean Kinney
Sean Kinney, Zoning Officer

ENGINEERING PERMIT APPLICATION

RECEIVING CLERK: KSS
PERMIT #:

BLOCK: 547 LOT: 1 ADDRESS: 545 Baick Blvd Baick NY

IDENTIFICATION:

1. WORK SITE ADDRESS: 545 Baick Blvd Baick NY

2. NAME OF OWNER IN FEE: Furniture Concepts LLC

ADDRESS: 1325 Franklin Ave #230 PHONE #: (516) 280-8760

Garden City NY 11530 FAX #: (516) 280-8762

3. PRINCIPAL CONTRACTOR: Sigaluma

ADDRESS: 449 Hempstead Tpk PHONE #: (516) 565-4458

West Hempstead NY 11552 FAX #: (516) 505-9231

4. ARCHITECT OR ENGINEER: Mundack Engineering

ADDRESS: 8 Humming Bird Ct PHONE: # (913) 570-8215

5. RESPONSIBLE PERSON FOR WORK: Barney Suck

ADDRESS: 449 Hempstead Tpk West Hempstead NY 11552

PHONE #: (516) 565-4458 FAX #: (516) 505-9231 E-MAIL: sigaluma.com

PROJECT DESCRIPTION: ☐ GRADING/CLEARING ☐ ROAD OPENING

☐ SOIL REMOVAL/FILL ☐ RETAINING WALL ☐ POOL

☐ BULKHEAD/DOCK ☐ DWELLING ☐ TREE REMOVAL

☒ OTHER Sign

LENGTH: 190' WIDTH: 5' HEIGHT: 60'

ENGINEERING REVIEW:

DATE RECEIVED: 3/29/16 DATE REJECTED:

DATE APPROVED: 3/29/16 INITIALS: KSS

FEE SUMMARY:

APPLICATION FEE: \$

REVIEW FEE: \$

INSPECTION FEE: \$

OTHER: \$

BOND(S): \$

TOTAL: \$

SPECIAL CONDITIONS:

OCEAN COUNTY SOILS:

DRAINAGE EASEMENTS:

UTILITY EASEMENTS:

CONSERVATION EASEMENTS:

FEMA REQUIREMENTS:

D.E.P. PERMITS:

BOARD APPROVAL: ☐ PB ☐ ZB

APPLICATION NUMBER:

APPROVED DATE:

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Marianna Pontoriero - Vice President
Lisa Crate
Heather deJong
Jim Fozman
Arthur Halloran
Andrea Zapcic



Division of Engineering

Elissa C. Commins, PE, PP, CME, CPWM, CFM
Township Engineer & Floodplain Manager
ecommins@twp.brick.nj.us

732-262-1040
Fax: 732-262-2941
www.twp.brick.nj.us

Date: 3/7/16

ENGINEERING PLOT PLAN EXEMPT FORM (ONLY IF NOT IN A FLOOD ZONE)

Block: 547 Lot: 1

Property Address: 545 BRICK BLVD, BRICK, NJ

I, Pankaj Shah of Signarama 449 Hempstead Tpke
(name) (address) West Hempstead NY 11552

request to be exempt from the plot plan requirement for an addition, fence, shed, deck, pool, retaining wall, etc. as outlined in the Township Code, Chapter 245, Section 245-29.

Pankaj Shah
Applicant's Signature

The following shall be submitted with this request:

1. Submit surveys locating existing dwelling and proposed addition. Dimensions of the addition should be included.
2. **Proof that the property is not located in a Flood Hazard Area.**

Note: Prior to approval a site inspection by the Engineering Department will be performed to verify that the proposed addition will not create a drainage problem.

FOR OFFICE USE ONLY

Approved on: _____ Signed: _____

Rejected on: _____ Signed: _____

Comments:



www.facebook.com/BrickTwpNJGovernment



@TownshipofBrick



PERMIT UPDATE

Date Update Issued 04-06-16
Control # C-16-000224+A
Permit # 16-0434+A

IDENTIFICATION Block: 547 Lot: 1 Qualifier _____
Work Site Location: 545 BRICK BLVD. Brick Township, NJ Contractor SIGN-A-RAMA
Address 449 HEMPSTEAD TURNPIKE West Hempstead NY
Owner in Fee 545 BRICK BLVD LLC Telephone: (516) 565-4456
399 MONMOUTH ST EAST WINDSOR NJ 08520 Lic. No. or Bldrs. Reg. No. _____
Telephone: _____ Federal Employee No. 26-2980263

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

SIGN INSTALLATION - FORTUNOFF...UPDATE +A- ADDITIONAL FACADE SIGN

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$10,000

D. Nauman Jr.
Construction Official

4/1/16
Date

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$200
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$19
CO Fee	
Other	\$0
Total	\$219
Check No.	
Cash	\$0
Credit	\$0
Collected By	

+50
269

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

The owner or other responsible person in charge of work must notify this agency when work is ready for any required inspections specified below. Requests for inspections must be made at least 24 hours prior to the time the inspection is desired. Inspections will be performed within three business days of the time for which they are requested. The work must not proceed in a manner which will preclude the inspection until it has been made and approval granted.

- ☐ Required inspections for all subcodes for one- and two-family dwellings are as follows:
1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
 2. Foundations and all walls up to grade level prior to back filling.
 3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and /or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
 4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

- ☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



BUILDING SUBCODE TECHNICAL SECTION



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION. WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000.

Block 547 Lot 1 Qualification Code _____
Work Site Location 545 BRICK BLVD

Owner in Fee: FURNITURE CONCEPTS LLC

Tel. (516) 480-8760 e-mail bensabate@furniturebys.com

Address 1385 FRANKLIN AVE #830 GARDEN CITY NY 11530

Contractor: Sign-A-Rama Tel. (516) 565-4452

Address 449 HEMPSTEAD TPK e-mail edestheempstead@aol.com

Contractor License No. or Builder Registration No. 516-11552 Exp. Date _____

Home Improvement Contractor Registration No. or Exemption Reason (if applicable): _____

Federal Emp. ID No. 86-2980863 FAX: (516) 505-9831

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Dates (Month/Day)	Failure	Failure	Approval	Initial
☐ No Plans Required			Footings					
☒ All	<u>03/01/16</u>	<u>LEAH</u>	Footings/Bonding					
☐ Footings/Foundations			Foundation					
☐ Structural/Framework			Slab					
☐ Exterior			Frame					
☐ Interior			Truss Sys./Bracing					
Joint Plan Review Required:			Barrier-Free					
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Insulation					
SUBCODE APPROVAL for PERMIT			Finishes -Base Layer					
Date: <u>03/01/16</u>			Finishes -Final					
Approved by: <u>LEAH</u>			Energy					
SUBCODE APPROVAL for CERTIFICATE			Mechanical					
☐ CO ☐ CCO ☐ CA			TCO					
Date: _____			Other					
Approved by: _____			Final					
			Barrier-Free					

B. BUILDING CHARACTERISTICS

Use Group	Present	Proposed	Constr. Class	Present	Proposed
No. of Stories	<u>1</u>		If Industrialized Building:		
Height of Structure	<u>26'</u>		State Approved		HUD
Area — Largest Floor		sq. ft.	Est. Cost of Bldg. Work:		
New Bldg. Area/All Floors		sq. ft.	1. New Bldg.	\$ <u>34,000.00</u>	
Volume of New Structure		cu. ft.	2. Rehabilitation	\$ <u>0</u>	
Max. Live Load			3. Total (1+2)	\$ <u>34,000.00</u>	
Max. Occupancy Load					

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner of record and am authorized to make this application.

Sign here: Parkkey Seal

Print name here: Parkkey Seal

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Installing new frontlit channel letter
as per drawing at 3 sides of two bldgs
Sign ① Facing Brick bldg 160 sq ft
Sign ② Facing North elevation 110 sq ft
(Jackson Ave)
Sign ③ on south elevation 59 sq ft

TYPE OF WORK:

- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☒ Sign (160 + 110 + 79) Sq. Ft.
- ☐ Pool
- ☐ Retaining Wall
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other
- ☐ Demolition

FEE (Office Use Only)

Administrative Surcharge \$	
Minimum Fee \$	
State Permit Surcharge Fee \$	
TOTAL FEE \$	

Date Received
Control #

Date Issued
Permit #



CONSTRUCTION PERMIT

Date Issued 16-0439
Control # C-16-000224
Permit # 020416

IDENTIFICATION Block: 547 Lot: 1 Qualifier _____
Work Site Location: 545 BRICK BLVD. Brick Township, NJ Contractor SIGN-A-RAMA
Address 449 HEMPSTEAD TURNPIKE West Hempstead NY
Owner in Fee 545 BRICK BLVD LLC 11552
399 MONMOUTH ST. EAST WINDSOR NJ 08520 Telephone: (516) 565-4456
Telephone: _____ Lic. No. or Bldrs. Reg. No. _____
Federal Employee. No. 26-2980263

Is hereby granted permission to perform the following work:

- ☒ BUILDING ☐ PLUMBING ☐ LEAD HAZARD ABATEMENT
☐ ELECTRICAL ☐ FIRE PROTECTION ☐ DEMOLITION
☐ ELEVATOR DEVICES ☐ ASBESTOS ABATEMENT (Subchapter 8 only) ☐ OTHER

DESCRIPTION OF WORK:

SIGN INSTALLATION - FORTUNOFF ... (3) FACADE SIGNS

Note: If construction does not commence within one (1) year of date of issuance, or if construction ceases for a period of six (6) months, this permit is void.

Estimated Cost of Work \$34,000

U.C.C. F170
equiv (rev 1/04)

1 WHITE - INSPECTOR

2 CANARY - OFFICE

3 PINK - TAX ASSESSOR

4 GOLD - APPLICANT

PAYMENTS (Office Use Only)

Building	\$300
Electrical	\$0
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$65
CO Fee	
Other	\$0
Total	\$365
Check No.	
Cash	\$0
Credit	\$0
Collected By	

50
415

REQUIRED INSPECTIONS

Construction work must be inspected in accordance with the State Uniform Construction Code Regulations N.J.A.C. 5:23-2.18. This agency will carry out such periodic inspections during the progress of work as are necessary to insure that the work installed conforms with the requirements of the Uniform Construction Code.

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2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
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☐ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.

RECEIVING CLERK _____
DATE REC'D _____

ZONING PERMIT APPLICATION

PERMIT # 2816-00189
DATE ISSUED 02/04/16

BLOCK: 547 LOT: 1 QUALIFIER: _____ SITE ADDRESS: 545 Brick Blvd, Brick, NJ

IDENTIFICATION:

1. NAME OF OWNER IN FEE: FURNITURE CONCEPTS LLC

COMPLETE ADDRESS: 1325 FRANKLIN AVE # 230

ALBANY CITY NY 11530

PHONE # 516-280-8760 EMAIL: bensale@furnituregigs.com

2. NAME OF APPLICANT: Sign-A-Rama

APPLICANT ADDRESS: 449 Hempstead Turnpike

West Hempstead NY 11552

PHONE # 516-565-4456 EMAIL: ceathempstead@signarama.com

3. RESPONSIBLE PERSON FOR WORK: Benny Shad

PHONE # 516-565-4456 FAX # 516-505-9231

4. SIGNATURE OF APPLICANT: Benny Shad

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

*NEW BUILDING: _____ *ADDITION _____ *ALTERATION _____ *PORCH _____ *DECK _____

POOL: ABOVE GROUND _____ IN GROUND _____ FENCE: HEIGHT _____ TYPE _____ MATERIAL _____

HEIGHT: _____ (*IF APPLICABLE)

OTHER: Sign

DESCRIPTION: Installing 3 new front lit channel letters on ① Fairy Brick Blvd ② Fairy North Elm St (Jackson Ave) ③ South Elm St

ZONING REVIEW:

DATE REVIEWED: _____ DATE DENIED: 1-20-16 DATE APPROVED: 1-22-16 INTLS: 2 (SEE BACK PAGE)

FOR OFFICE USE ONLY

FEE SUMMARY:

APPLICATION FEE: \$ 50

OTHER: \$ _____

TOTAL: \$ 50

REQUIRED BY APPLICANT

RESIDENTIAL: 18

COMMERCIAL: 1

EXISTING USE: Retail

PROPOSED USE: Retail

BOARD APPROVAL: _____ PB _____ ZB _____

RESOLUTION#: _____

APPROVAL DATE: _____

REC'D

JAN 22 2016

20

25

DATE REVIEWED: 1/22/16 DATE DENIED: — DATE APPROVED: 1/22/16 INTLS: SC28

DATE:	COMMENTS:	INITIALS:
-------	-----------	-----------

11/22/16	SENT TO EOC FOR QA	NC2
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[illegible]

Community Development and Land Use

401 Chambers Bridge Rd.

Brick NJ 08723

(732) 262-1336



Receipt

Payment Date 02/09/2016

Transaction # PMT-16-01087

Receipt # R-16-00089

Issued To sign a rama

Description 545 Brick Blvd

Date Printed 02/09/2016

Check Number 2358

Cash \$0.00

Check \$50.00

Charge \$0.00

Total Paid \$50.00



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1336

Date Issued:

Application Number: ZA-16-00077

Application Date: 01/22/2016

Project Number: 02 09-16

Permit Number:

Fee: \$50

Zoning Permit

Worksite: 545 BRICK BLVD.
Location: Brick Township, NJ 08723

Block: 547

Lot: 1

Qualifier:

Zone: B-2

Owner: 545 BRICK BLVD LLC
Address: 399 MONMOUTH ST
EAST WINDSOR, NJ 08520

Applicant: SIGN-A-RAMA
Address: 449 Hempstead Turnpike
West Hempstead, NJ 11552

Application Approved Date: 01/22/2016

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Furniture Store (Fortunoff Backyard Store)

Nonconforming Use is: _____

Work Description:

Sign - (1) Sign on building facing Brick Blvd. 160 sq. ft.

(1) Sign on north elevation 110 sq. ft.

The signs cannot exceed 15% of each facade they are attached to.

**Preliminary and Final Site Plan approval by the Brick Twp. Planning Board. R-13-14
PB-2745-PSP-V-FSP-3/14
July 23, 2014**

Additional Zoning Permit is required for additional work or signage.

Upon review it was determined that the Zoning Permit:

- ☒ Permitted by Ordinance
- ☐ Permitted by Variance approved on: _____
- ☐ Valid Nonconforming Use is established by
 - ☐ Zoning Board of Adjustment
 - ☐ Zoning Officer

Christopher J. Romano, Assistant Zoning Officer

01/22/2016

Date

Sean Kinnevy, Zoning Officer

1/22/16

Date



Brick Township
Community Development and Land Use
401 Chambers Bridge Rd.
Brick, NJ 08723
(732) 262-1336 Fax(732) 262-2941

Application Date: 01/19/2016
Application Number: ZA-16-00077
Permit Number: _____
Project Number: _____
Fee: \$50

Denial of Application

Date: 01/20/2016

To: SIGN-A-RAMA
449 Hempstead Turnpike
West Hempstead, NJ 11552

RE: 545 BRICK BLVD.
Block: 547 Lot: 1 Qual: Zone: B-2

Dear SIGN-A-RAMA,
Your request is hereby denied based upon the following requirements:

A variance is required for the proposed work.

The south elevation facade sign is not permitted. Only the facades fronting a street can have signage in the B-2 zone.(245-313)(A-12)

Two new signed/sealed sets of plans must be resubmitted.

Sincerely,

Christopher J. Romano, Assistant Zoning Officer

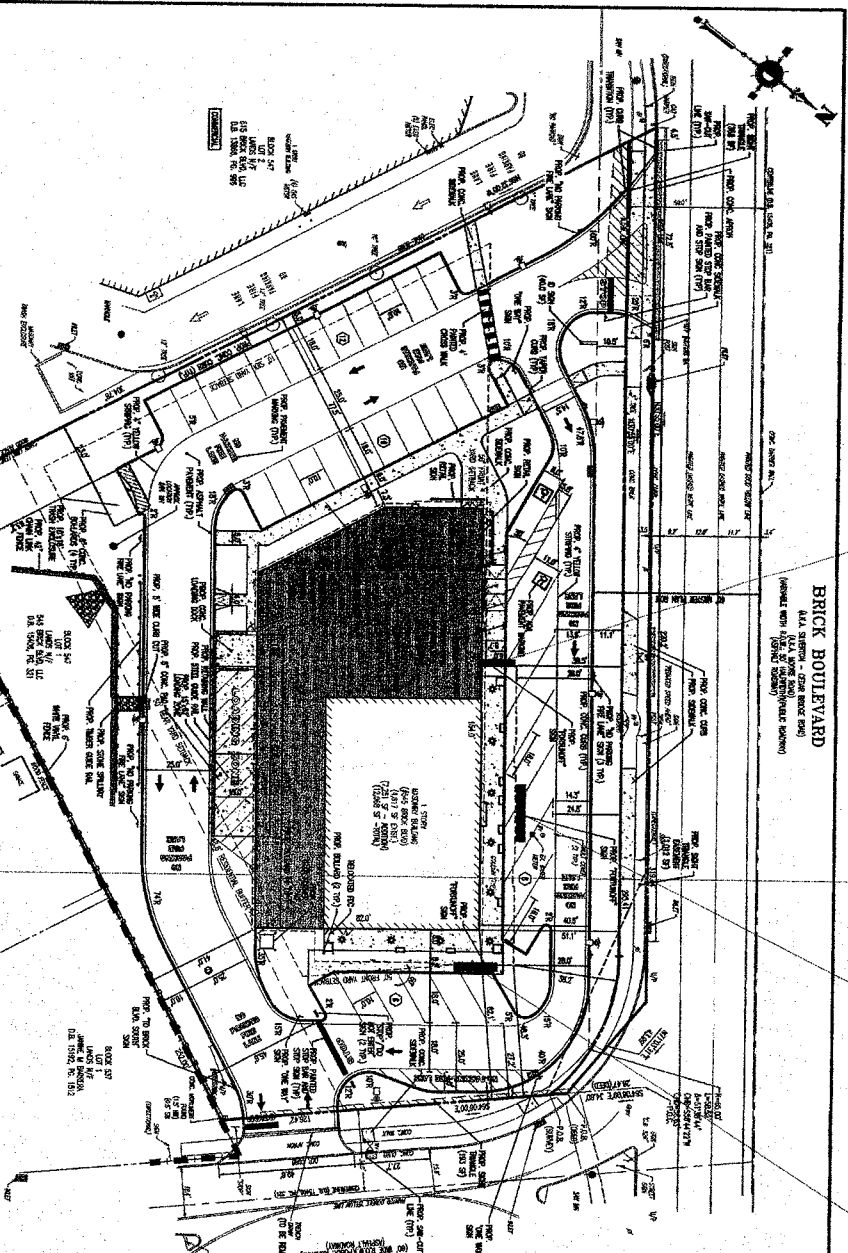
3
Sign 3 79sq ft

1
Sign 1 16sq ft

2
Sign 2 110sq ft

BRICK BOULEVARD
R.A. SHERMAN - CHIEF OF POLICE
(NORTH SIDE - 1000' NORTH SIDE)

JACKSON AVENUE



GENERAL NOTES - CONTINUED

1. THE PROPERTY IS LOCATED IN THE CITY OF JACKSON, MISSISSIPPI, IN THE NORTHWEST CORNER OF THE INTERSECTION OF BRICK BOULEVARD AND JACKSON AVENUE.

2. THE PROPERTY IS ZONED C-1 (COMMERCIAL - GENERAL) AND IS SUBJECT TO THE CITY OF JACKSON ZONING ORDINANCE.

3. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

4. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

5. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

6. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

7. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

8. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

9. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

10. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

NO.	DESCRIPTION	AMOUNT	REMARKS
1	LOT 1	1.00 AC.	100' WIDE BY 100' DEEP
2	LOT 2	1.00 AC.	100' WIDE BY 100' DEEP
3	LOT 3	1.00 AC.	100' WIDE BY 100' DEEP
4	LOT 4	1.00 AC.	100' WIDE BY 100' DEEP
5	LOT 5	1.00 AC.	100' WIDE BY 100' DEEP
6	LOT 6	1.00 AC.	100' WIDE BY 100' DEEP
7	LOT 7	1.00 AC.	100' WIDE BY 100' DEEP
8	LOT 8	1.00 AC.	100' WIDE BY 100' DEEP
9	LOT 9	1.00 AC.	100' WIDE BY 100' DEEP
10	LOT 10	1.00 AC.	100' WIDE BY 100' DEEP

PLANNING BOARD APPROVAL

PROJECT: 545 BRICK BLVD LLC
APPLICANT: J.D. SPALT
DESIGNER: R.P. FREUD

DYNAMIC ENGINEERING

SITE PLAN

1. THE PROPERTY IS LOCATED IN THE CITY OF JACKSON, MISSISSIPPI, IN THE NORTHWEST CORNER OF THE INTERSECTION OF BRICK BOULEVARD AND JACKSON AVENUE.

2. THE PROPERTY IS ZONED C-1 (COMMERCIAL - GENERAL) AND IS SUBJECT TO THE CITY OF JACKSON ZONING ORDINANCE.

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4. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

5. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

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8. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

9. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

10. THE PROPERTY IS A 1.00 AC. LOT, 100' WIDE BY 100' DEEP.

ENGINEERING PERMIT APPLICATION

RECEIVING CLERK: _____
PERMIT #: _____

BLOCK: 547 LOT: 1 ADDRESS: 545 Back Blvd, Back NJ

IDENTIFICATION:

1. WORK SITE ADDRESS: 545 Back Blvd Back NJ
2. NAME OF OWNER IN FEE: FURNITURE CONCERNS LLC
ADDRESS: 1325 Franklin Ave #230 PHONE #: (516) 280-8960
GARDEN CITY NY 11530 FAX #: (516) 280-8962
3. PRINCIPAL CONTRACTOR: Sign-A-Rama
ADDRESS: 449 Hempstead Tpk PHONE #: (516) 565-4458
West Hempstead NY 11552 FAX #: (516) 505-9231
4. ARCHITECT OR ENGINEER: MURDOCH ENGINEERING
& HUMMINGBIRD CT
ADDRESS: HARDEN, NJ 07731 PHONE: # (973) 570-8215
5. RESPONSIBLE PERSON FOR WORK: Parkay, Stel
ADDRESS: 449 Hempstead Tpk West Hempstead NY 11552
PHONE #: (516) 565-4458 FAX #: (516) 505-9231 E-MAIL: @signarama.com

PROJECT DESCRIPTION:

- ☐ SOIL REMOVAL/FILL ☐ RETAINING WALL ☐ ROAD OPENING
☐ BULKHEAD/DOCK ☐ DWELLING ☐ POOL
☒ OTHER Signs ☐ TREE REMOVAL _____
- LENGTH: Various WIDTH: _____ HEIGHT: _____

ENGINEERING REVIEW:

FEE SUMMARY:

APPLICATION FEE: \$ _____
REVIEW FEE: \$ _____
INSPECTION FEE: \$ _____
OTHER: \$ _____
BOND(S): \$ _____
TOTAL: \$ _____

SPECIAL CONDITIONS:

OCEAN COUNTY SOILS: _____
DRAINAGE EASEMENTS: _____
UTILITY EASEMENTS: _____
CONSERVATION EASEMENTS: _____
FEMA REQUIREMENTS: _____
D.E.P. PERMITS: _____
BOARD APPROVAL: ☐ PB ☐ ZB
APPLICATION NUMBER: _____
APPROVED DATE: _____

DATE RECEIVED: _____

DATE REJECTED: _____

DATE APPROVED: _____

INITIALS: _____



Brick Township
Community Development and Land Use
401 Chambers Bridge Rd.
Brick, NJ 08723
(732) 262-1336 Fax(732) 262-2941

Application Date: 01/19/2016
Application Number: ZA-16-00077
Permit Number: _____
Project Number: _____
Fee: \$50

Denial of Application

Date: 01/20/2016

To: SIGN-A-RAMA
449 Hempstaed Turnpike
West Hempstead, NJ 11552

RE: 545 BRICK BLVD.
Block: 547 Lot: 1 Qual: Zone: B-2

Dear SIGN-A-RAMA,
Your request is hereby denied based upon the following requirements:

A variance is required for the proposed work.

The south elevation facade sign is not permitted. Only the facades fronting a street can have signage in the B-2 zone.(245-313)(A-12)

Two new signed/sealed sets of plans must be resubmitted.

Sincerely,

Christopher J. Romano, Assistant Zoning Officer

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:
Susan Lydecker - President
Jim Fozman - Vice President
Heather deJong
Bob Moore
Paul Mummolo
Marianna Pontoriero
Andrea Zapcic



Department of Land Use and Community
Development

Division of Land Use & Planning

732-262-1027

Fax: 732-262-2941

www.twp.brick.nj.us

Date: _____

ENGINEERING PLOT PLAN EXEMPT FORM (ONLY IF NOT IN A FLOOD ZONE)

Block: 547 Lot: 1

Property Address: 545 Brick Blvd, Brick, NJ

I, Panlay Shu (name) of Sign-A-Ramen (address) 449 Hempstead Tpk West Hempstead NY 11552

request to be exempt from the plot plan requirement for an addition, fence, shed, deck, pool, retaining wall, etc. as outlined in the Township Code, Chapter 245, Section 245-29.

Panlay Shu
Applicant's Signature

The following shall be submitted with this request:

1. Submit surveys locating existing dwelling and proposed addition. Dimensions of the addition should be included.
2. Proof that the property is not located in a Flood Hazard Area.

Note: Prior to approval a site inspection by the Engineering Department will be performed to verify that the proposed addition will not create a drainage problem.

FOR OFFICE USE ONLY

Approved on: _____ Signed: _____

Rejected on: _____ Signed: _____

Comments:

**PRELIMINARY & FINAL MAJOR SITE PLAN
545 BRICK BOULEVARD, LLC**

**Block: 547 Lot: 1
Property Address:
545 Brick Boulevard**

**Resolution: R-13-14
Application No. PB-2745-PSP-V-FSP-3/14**

July 23, 2014

**RESOLUTION OF MEMORIALIZATION OF THE
BRICK TOWNSHIP PLANNING BOARD**

PRELIMINARY & FINAL MAJOR SITE PLAN WITH VARIANCES

WHEREAS, 545 Brick Boulevard, LLC, having a mailing address of 399 Monmouth Street, East Windsor, New Jersey 08520, has made application to the Brick Township Planning Board for preliminary and final site plan approval with variances pursuant to N.J.S.A. 40:55D-46, 50, and 60 to construct a 7,256 sq. ft. addition to an existing 4,817 sq. ft. building; and

WHEREAS, proof of service as required by law upon appropriate property owners and governmental bodies has been furnished and determined to be in proper order; and

WHEREAS, public hearings were held on June 25, 2014 and July 9, 2014 in the Brick Township Municipal Building at which time testimony was given and certain exhibits hereinafter described were presented on behalf of the applicant and all interested parties having had an opportunity to be heard; and

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

1. The property is designated as Lot 1, Block 547 on the municipal tax map of the Township of Brick and is located at 545 Brick Boulevard, Brick, New Jersey, presently utilized as a Fortunoff Patio Furniture Store.

File(2)
App
App At
App ENG
PBATT
BENG
ASSESSOR
ZONING
ENGINEERING

2. The property in question is located in the Township's B-2 general business zone and the present use of the property is permitted in the zone.

3. The applicant's engineer Robert P. Freud, P.E., P.P. of Dynamic Engineering was sworn in and testified after his qualifications were spread upon the record and accepted by the Board. Marked into evidence by Mr. Freud were the following Exhibits:

- A1-Colored rendering of the site plan.
- A2-Aerial photograph of the site.
- A3-Site plan as filed with the application.
- A4-Architectural rendering of the proposed addition to the property in question.
- A5-Colorized version of sheet 15 of the site plan as submitted with the application.
- A-6-Revised color plan of site.

4. Mr. Freud testified that the property is located in the B-2 general business zone. The present proposal as set forth in the site plan application is to construct a 7,256 sq. ft. addition to the existing 4,817 sq. ft. building. This would bring the total floor area of the building to 12,068 sq. ft. Mr. Freud recounted that the building had previously been utilized as a facility for a Bank of America branch. This applicant had previously appeared before the Board in 2013 seeking and receiving approval of an Abridged Site Plan to convert the bank building to a Fortunoff Patio Furniture Store. Since the approval of that Abridged Site Plan the building has been utilized for that purpose. The application proposes to have the patio furniture components of the building occupy approximately 10,000 sq. ft. of the proposed expanded building with the remaining 2,068 sq. ft. to be set off and utilized by another retail tenant. Noting the number of variances requested through this site plan application, Mr. Freud testified that the variance requests were driven by the irregular shape of the property.

5. Mr. Freud noted that although there was a very slight increase in the impervious coverage (1.6%) the site improvements would be better for the functionality of the site and would in fact make it a "greener site." In referencing the request concerning the sign ordinance

Mr. Freud indicated that aesthetics were the a basis for again the very slight variance request sought by the applicant of approximately two feet for the sign in the front of the building. Although only one identification sign is permitted by ordinance, variances are sought for two (2), due to the unique shape of the property and the configuration of the structure. It was noted that as one proceeds north on Brick Boulevard approaching the property, there is a somewhat significant curvature to the road which precludes an individual from noticing the site until almost upon it, rendering it difficult to make the turn off Brick Boulevard into the property if one does not know the location of the structure.

6. Mr. Freud addressed specifically the May 22, 2014 engineering report from the Board's engineers, Adams, Rehmann & Heggan. Specifically the engineer concurred with the project description and background set forth in Section B of the report. Addressing the requested variances in Section C.2. of the report, the engineer noted that the front yard setback related only to building overhang, a pre-existing condition that the applicant sought to continue along the roofline addition to the property for aesthetic reasons. (C.2.a) The engineer opined that the request was based upon esthetics and noted that the continuation of the overhang would create a visually attractive appearance to the building. As to the 41 ft. rear yard setback where 50 ft. is required, the engineer noted that this only affected a small portion of the northeast corner of the property and was *di minimus* at best. Again a variance is sought for exceeding the maximum impervious coverage requirement of 65% of the property. Currently there is a non-conformity with 68% of the property consisting of impervious coverage; the proposed site plan increases to 69.6%, or a 1.6% overall increase. Again this is arguably a *di minimus* violation and in fact based upon the drainage of roof water runoff into a recharge basin as opposed to runoff into the county storm drain system, a significant decrease in runoff is noted at the site despite this very

slight increase in impervious coverage sought by the application.

7. The Board's engineer has noted three (3) additional variances that the applicant's engineer addressed. Specifically a buffer requirement of a business zone from a residential zone of 20% of lot depth; in this instance 46.6 ft. would be required, but he proposed distance is only ten feet. This occurs at the rear of the property, primarily the portion of the rear of the property that abuts Lot 1 Block 537 owned by Janine M. Barraio. The site plan, as specified by the engineer, attempts to significantly screen this area with trees and shrubs despite the narrow buffer zone and submits that the former condition of drive-in bank windows has been improved by the property as currently used and is sought to be further used by way of this application.

8. As to the variance for the sign facade, where the ordinance notes that no sign facade to a street shall exceed 25 ft. of the street's crown and this application calculates out to an elevation of 47.11 ft. to be compliant with the ordinance, but the application's proposed elevation is 49.76 ft., the engineer testified that the very slight deviation is very aesthetically pleasing and necessary because of the busy traffic patterns on Brick Boulevard. In addition the engineer indicated that a second identification sign was necessary due to the curvature of Brick Boulevard and the inability of vehicles approaching from the South to view the building until one passed its front entrance drive. The applicant's engineer testified as well as professional planner and indicated in their opinion these variances promoted good planning and had no negative consequences.

9. As for design and performance standards as addressed in the Board Engineer's letter of report of May 22, 2014 in the paragraph B, the applicant's engineer indicated that county has given its approval to the driveway width on Jackson Avenue exceeding 28 ft. notwithstanding the lack of a divider barrier. As for the requirement of the one direction

circulation access aisle maintaining an 18 ft. width, whereas the site plan calls for a 12.5 ft. width, the applicant's engineer indicated that the Brick Township Bureau of Fire Safety by way of correspondence of June 20, 2014 accepted this site plan without issue and had actually tested a fire truck circulating through the property with the ability to make the appropriate maneuvers. As for the required ADA handicapped parking space dimensions, the applicant's engineer indicated modifications could be made to the plan between the board's engineer and planner and the applicant's engineer to comply with ADA requirements concerning space dimensions.

10. As for paragraph C, D & E of the board engineer's report at Page 5, the applicant's engineer indicated that all those items could be addressed administratively with the board's professional staff to have the site plan comply in all respects with the items referenced in those paragraphs.

11. In a similar fashion the applicant's engineer addressed the comment as contained in the planning board's planner's report of June 23, 2014. Specifically referencing paragraph 4A, B & C regarding setbacks from parking facilities and street trees along frontage, the engineer testified that the Southern portion of the property is bordered by another commercial property. As for the frontage on Brick Boulevard, the county intends to take by way of deed dedication an additional 10 ft. of property to make for a total 60 ft. width from the center of Brick Boulevard's right of way. This will impact the ability to place street trees and/or landscaping. It was the opinion of the applicant's engineer/planner that either variance or waivers could be granted for these items giving the peculiar shape of the property, the current structure located on the property and the overall aesthetic improvements being brought to the property by the site plan approval.

12. In paragraph 4D, the facade sign on the South portion of the building is referenced. As aforementioned, the engineer testified that vehicles approaching from the South

do not see the building until they are almost passed same as a result of the curvature of Brick Boulevard and thus feels the signage is appropriate on that portion of the building especially in light of the fact that the entrance when approached from the South is before the building itself. Again as to the buffer zone in the back of the property where the residential properties are, especially in the back of Lot 1 Block 537, the applicant has proposed a single row of evergreens and seeks waiver/variances for the buffer requirements of 46.6 ft. Again the engineer testifies that the site as proposed improves the prior situation of drive-in bank teller windows. As for the requested deviation from the 18 ft. wide minimum drive aisle width for one way angle parking in the front of the subject premises, the applicant's engineer testified that based on the 30 degree angle of parking, the 13.6 ft. width proposed as the drive aisle would be satisfactory and the Board accepted this testimony.

13. The applicant's engineer testified concerning Section 4 comments from the planner's report and indicated that it would satisfy the requirements of subparagraph A & B, to wit: a bike rack and an employee sitting area would be provided and the sidewalk would be extended through the landscape island on the eastern corner of the building with terminus of the sidewalk having a depressed curb and crosswalk, as well as handicapped parking stalls being designed to be van-accessible according to the current design standards.

14. The applicant's engineer, however, indicated that the vehicular cross access could not be provided to the adjoining commercial sites to the south because the only available area for cross access would lead into a one way fire lane drive circulating to the rear of the commercial property next door and could not provide true cross access to the two sites. In addition, the applicant's engineer indicated there was a grade differential of approximately 2 ft. or higher adjoining the neighbor's property making it difficult if not impossible to design any form of

cross access to that property.

15. The applicant's engineer testified concerning the provision of a low level berm 18 inches in height along the Brick Boulevard frontage by indicating that the applicant will add shade trees. He also addressed the request for additional shade trees in the lawn at the rear of the building to further buffer the project from the adjoining residences by indicating that the applicant will add shade trees.

16. The applicant through its engineer indicated it would comply with providing street trees along the site's frontage and that all free standing and building mounted light would have house-side shields and be turned off one hour after closing. As far as hours of operation, the applicant through its professionals and attorney indicated that the Fortunoff Patio Furniture Store would operate between 10:00 a.m. until 9:00 p.m. Monday through Saturday and 11:00 a.m. - 6 p.m. on Sundays. In addition the applicant through its professionals agreed that trash pick up would only occur after 7:00 a.m. and that there would be no deliveries before 7:00 a.m. or after 7:00 p.m. The applicant does not propose to eliminate the outdoor display area, however. The applicant indicated that the trash enclosure would be 10 ft. by 18 ft. and could provide two dumpsters for debris and recyclables.

17. The applicant testified concerning the loading platform area and advised that the grade difference is approximately 4 ft., but that the applicant would provide appropriate railing to protect that area. Some discussions were had concerning approval sought by the applicant with the County of Ocean. The applicant noted that the County had requested a Right of Dedication along Brick Boulevard of an additional 10 ft. Assuming that the dedication is necessary, the applicant will revise its setback to show the new property line on the site plan. This adjustment of the property line, however, will not change the proposed site plan improvements along Brick

Boulevard.

18. In response to questioning by the board, the applicant through its engineer indicated that mechanicals would be hidden on the roof and the trash enclosure would be blocked by evergreens surrounding it. The nature of the use of the building requires 36 parking spaces which are provided.

19. Some discussions were had concerning creating a traffic flow pattern around the site in a one way only counterclockwise direction. Scott Kennal of McDonald and Rehha Associates testified on behalf of the applicant as traffic experts and indicated that significant planning went into the design of the site plan and the suggestion of one way travel around the site would present unusual burdens and difficulties for the appropriate traffic flow throughout the site as well as access by emergency vehicles.

20. The applicant through its experts did indicate it would provide interior signage to direct traffic proceeding south bound on Brick Boulevard and further agreed to slide the handicapped spaces so that same would be located between the Fortunoff Store and the as-yet unrented retail space. The applicant through its experts also agreed to having the parking lot lights turned off one hour after closing, but the provision of security lighting would be made. Moreover, the applicant would place softer lighting in the parking lot area.

21. Mr. Arthur Northford testified as the applicant's architect after his qualifications were accepted. He indicated that the existing roof line would remain the same, but that the 2 ft. higher arched portion of the roof helps screen the mechanicals and provides an additional basis for the requested slight variance necessary for the building signage.

22. The architect also agrees that as a new tenant could share the same loading dock in the back by way of a provision of an external gate and an extension of the sidewalk from the

loading dock to the doorway.

23. The applicant's engineer testified both generally and specifically concerning the requested variances and submitted his opinion to the Board that the variances could be granted without substantial detriments to the zone plan and zone scheme of the Township of Brick, thus in his opinion satisfying negative criteria of the statute. He submitted that the variances could be granted both as c(1) and c(2) variances. With regard to the hardship variance Mr. Freud testified that the unique dimensions of the lot with utilization of the current existing structure create an undue hardship, thus entitling the applicant to variances from the bulk requirements of the ordinance. Moreover, he opined that the site plan as proposed with the variances advanced the purposes of the zoning by promoting the provision of adequate air, light and open space, appropriate uses of properties and creating a desirable visual environment.

24. The board received correspondence from the following entities regarding this application:

- Brick Township Bureau Fire Safety – correspondence dated June 20, 2014, noting the review and acceptance of the proposed site plan.
- Brick Township Shade Tree Commission – correspondence dated June 11, 2014, approving the site plan.
- Brick Township Police Department Traffic Safety Unit – making the recommendation after review of the site plan that a no left turn sign should be added to the Brick Boulevard exit. The applicant is agreeable to same.
- Brick Township Environmental Commission – correspondence dated May 30, 2014, indicating no objection to the application at this time.

Brick Township Land Development Application Review – dated May 28, 2014 from the

municipal engineer, indicating no comment regarding the site plan.

25. During the course of the presentation the applicant indicated plans were being revised to put forth a retention basin in the rear of the property to handle storm water run off from the roof of the existing and proposed addition to the existing building. The site plan has been revised to include that information and the applicant's engineer has testified concerning the appropriate drainage calculation makeup of the retention basin.

26. Specifically, at the continued hearing on July 9, 2014, the applicant's engineer noted percolation test results revealed an 8 inches to 20 inches per hour percolation rate, thus confirming the soils could adequately handle storm water runoff in the proposed retention basin as shown on Exhibit A-6. The basin would hold all runoff water, and would not increase runoff into Ocean County's three inlets. The roof of the addition will drain into this basin, and the basin would drain within 24 to 28 hours. The applicant's engineer, moreover, agreed to show on final plans the precise location of a sanitary sewer line in the vicinity of the retention basin.

27. Again at the continued hearing on July 9, 2014, the applicant agreed to comply with the ARH review letter of July 1, 2014 and to comply with concerns raised by Michael Fowler, this Board's engineer, to wit: raising the single row of Douglas Fir trees noted on the plan as 6 feet to 7 feet up to a height of 7 feet to 8 feet; making the turning radius tighter in hatched area to prevent right turns as traffic entered the site from Jackson Avenue; and, "sliding" the handicapped parking stalls to approximately straddle the two storefronts.

28. The board accepts all correspondence and factors in its consideration of this site plan application. The board opened the meeting to the public inviting any comments or questions from members of the public, but no one appeared either in favor or in opposition to the proposed site plan.

29. The Board accepts the testimony of the applicant's witnesses in support of its request for variances and waivers. Accordingly for the reasons set forth upon the record by the witnesses presented on behalf of the applicant and the opinions as expressed by the Board's professional staff, the Board finds that preliminary and final site plan approval should be granted together with the requested variances and waivers as requested by the applicant and that same can be granted without substantial detriment to the public good and will not substantially impair the intend and purpose of the Zone plan, Zoning ordinance or the Master Plan of the Township of Brick.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 23rd day of July, 2014 that the application for preliminary and final site plan approval with variances is hereby **GRANTED** subject to the following conditions:

1. The applicant must submit proof of payment of all currently due taxes to the Brick Township Planning Board.
2. The applicant must post all bonds and guarantees as required and recommended by this Board and the Township Board Engineer. Moreover, the applicant must post all required engineering and inspection fees.
3. All representations and statements made by the applicant, as well as the applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review on this Board's own motion.
4. In the event the Planning Board determines that it reasonably relied upon any

misstatement or misrepresentation, then and in that event any approvals previously given may be rescinded and any improvements at the time in place on the premises in question shall not be in compliance with the ordinances of the Township of Brick.

5. The applicant must comply with all conditions contained in the Board Engineer's reports by Adams, Rehmann & Heggan dated May 22, 2014, and July 1, 2014 and the Township Planner, Michael Fowler's report dated June 23, 2012, provided, however, that the applicant need not comply with paragraph C of the Comments section of the report but will provide a pedestrian sidewalk to connect to the property adjoining the subject premises immediately to the South.

6. No building permit shall be issued until the Board Secretary confirms that the Planning Board professional fees have been paid in full. In the event a building permit is issued and there are outstanding Planning Board professional fees, a stop work order will be filed against the applicant/contractor until all professional fees have been paid.

7. In the event there is an existing violation, the applicant shall have thirty (30) days from the date the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time prescribed will result in the issuance of a summons.

8. The applicant must comply with all conditions outlined in Schedule A attached hereto.

9. The applicant shall apply for and receive approvals from all other municipal, county, state and federal agencies having regulatory jurisdiction over this development as may be required.

10. If necessary and required by the Board's professionals, The applicant's attorney shall prepare an appropriate Deed of Sight Triangle Easement for the property. The applicant

must submit the proposed Easements to the Planning Board offices for review by the Planning Board Attorney and the Brick Township Planning Board Engineer. The easement must include a reference to the application number, adoption date of the Resolution, and space for signature by the Planning Board Secretary. After the easement has been submitted to and approved by the Planning Board Attorney and Engineer and signed by the Planning Board Secretary, the applicant must submit proof that the deed has been filed in the Ocean County Clerk's Office.

BE IT FURTHER RESOLVED that the Planning Board Secretary shall cause notification of this favorable Resolution to be published in an official newspaper of the Brick Township within ten (10) days of the adoption of this Resolution.

Certified copies of this Resolution shall be forwarded to the applicant, the Township Construction Official, Zoning Officer and all other parties in interest.

This Resolution memorializes an action taken at the regular meeting of the Brick Township Planning Board held on the 9th day of July, 2014 on a roll call vote that evening as follows: Offered by: Mr. Catalano

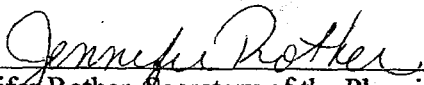
Seconded by: Mr. Gross

Seconded by:	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Skott Burkland	(X)	()	()	()	()
John Catalano	(X)	()	()	()	()
Brad Clayton	()	()	(X)	()	()
Art Halloran	(X)	()	()	()	()
Joseph Marra	(X)	()	()	()	()
John Menshon	()	()	(X)	()	()
Councilman Paul Mummolo	(X)	()	()	()	()
Shawn Scott	()	()	()	(X)	()
Conrad Hilsheimer (alternate)	()	()	()	(X)	()
Richard Gross (alternate)	(X)	()	()	()	()
Chairman Michael Tronccone	(X)	()	()	()	()

This Resolution of Memorialization was offered by Mr. Catalano, seconded by Councilman Mummolo and adopted on roll call on the 23rd day of July, 2014 by the following vote:

	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Skott Burkland	()	()	()	()	(X)
John Catalano	(X)	()	()	()	()
Brad Clayton	()	()	()	()	(X)
Art Halloran	(X)	()	()	()	()
Joseph Marra	(X)	()	()	()	()
John Menshon	()	()	()	()	(X)
Councilman Paul Mummolo	(X)	()	()	()	()
Shawn Scott	()	()	()	()	(X)
Conrad Hilsheimer (alternate)	()	()	()	()	(X)
Richard Gross (alternate)	(X)	()	()	()	()
Chairman Michael Troncone	(X)	()	()	()	()

I, Jennifer Rother, Secretary of the Planning Board of the Township of Brick, County of Ocean, State of New Jersey, do hereby certify that I am duly authorized to certify Resolutions. I certify that the foregoing Resolution was adopted by the Planning Board of the Township of Brick at a meeting held on the 23rd day of July, 2014.


 Jennifer Rother, Secretary of the Planning Board

Date:

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION R-13-14
CASE NO. PB 2745-PSP-V-FSP-3/14

PAGE 15

1. Applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act."
2. All materials, methods of construction and details shall be in conformance with the current "Engineering Specifications and Construction Details" of the Township of Brick, which are on file in the office of the Township Engineer.
3. 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.
4. Applicant shall submit 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.
5. 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.
6. Prior to the issuance of a construction permit, the applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.

7. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

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

9. The applicant shall comply with all provisions and pay all fees established under Article VI (Mandatory Development Fees) of Chapter 245 of the Code of the Township of Brick.

10. For all residential uses the subdivider or site plan applicant shall provide for a trash receptacle.

11. In order to insure uniformity of trash receptacles and compatibility with the automatic trash collection system, all trash can receptacles required herein shall be obtained from the Township of Brick.

12. Applicant shall provide proof of application for Title NJSA 39:5 A-1 to the Planning Board.

TOWNSHIP OF BRICK

SITE PLAN/SUBDIVISION INSPECTIONS

AFTER APPROVAL OF SITE PLANS OR SUBDIVISIONS BY THE BRICK PLANNING BOARD/BOARD OF ADJUSTMENT, AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE APPLICANT MUST, IN ADDITION TO SUBMITTING ALL REQUIRED SETS OF PLANS, PERFORM THE FOLLOWING:

- (1) Provide two (2) additional full sets of approved plans, revised in accordance with all conditions of approval, to the Township Engineering Department for use during the inspection process;
- (2) Schedule a Preconstruction meeting with the Township Engineer to discuss the implementation and coordination of the project.
- (3) Submit shop drawings for all structures to be constructed except those for which standard details have been adopted by the Township;
- (4) After approval to commence construction is granted (at preconstruction meeting) forty-eight (48) hour notice shall be required for all inspections requests. Please note, all inspections are made between 8:30 a.m. and 4:30 p.m., Monday through Friday.
 - a. Inspection charges are billed against applicant's inspection fund at standard adopted rates. For Saturdays and hours outside the normal work day, the rates are 1 1/2 times the standard rate. Sundays and Holidays are 2 times the standard rate

INSPECTIONS

- (1) Prior to commencing any construction activities on a project approved by the Board, it shall be the applicant's responsibility to notify the Engineering Department, in writing, of the expected starting date for the project and schedule a preconstruction meeting. Said notice shall also include the names of all responsible persons in charge of construction and shall include the site telephone numbers for responsible persons. A copy of this notice shall also be sent to the Brick Township Police Department and appropriate Brick Township Fire Districts. The applicant shall also be responsible for furnishing the names, addresses and telephone numbers of all subcontractors to the Engineering Department;
- (2) Any work that is performed without proper notification being given forty-eight (48) hours in advance to the Engineering Department will be subject to rejection

by the Township Engineer or, in the alternative, will be subject to necessary testing to determine acceptability, the cost of which will be charged to the applicant's inspection fund.

MINOR REVISIONS OR CHANGES

- (1) Minor revisions or changes of a technical nature may be administratively approved by the Township Engineer. However, all requests for such minor revisions must be submitted to the Engineering Department in writing, and if they affect any engineering aspect of the plan, they must first be certified by the applicant's engineer. Major changes or changes that affect the layout of the proposed project, reduction or alteration of landscaping, amount of parking, etc. will be referred to the Board of Adjustment/Planning Board for consideration (administrative approval or by amended application, as is appropriate).

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Township Council:

Susan Lydecker - President
Jim Fozman - Vice President
Heather deJong
Bob Moore
Paul Mummolo
Marianna Pontoriero
Andrea Zabcic



Planning Board

732-262-1039
Fax: 732-262-2941
www.twp.brick.nj.us

TO: ALL APPLICANTS/OWNERS APPROVED FOR DEVELOPMENT

FROM: Division of Land Use and Planning, Brick N.J.

**YOU MUST MEET THE FOLLOWING CONDITIONS PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT for any Board approved development
application:**

1. Following Board approval, the applicant must submit four (4) sets of plans revised in accordance with the conditions of the approving resolution with the appropriate escrow fee if applicable.
2. Once the Board professionals determine that the revised plans are in compliance with the approving Resolution, a bond estimate will be authorized and the applicant must submit the down payment on the Inspection Fund to the Township Engineer.
3. When the Bond Estimate has been prepared, a copy will be submitted to the applicant and the applicant will be required to post the balance of the Inspection Fund; a cash contribution towards the total Bond, if applicable; and a Surety for the remainder of the bonded amount.
4. Once the Inspection Fund has been received, the bonds have been approved and any other conditions of the resolution have been satisfied, the plans may be submitted and signed. Board Escrow funds must be current and taxes paid to date prior to the releasing of the signed maps. The applicant will receive three (3) copies of signed site plans and the mylars for subdivisions.



5. Following the receipt of the signed plans, the Applicant may begin site work. The applicant must notify the Township's Building and Engineering Departments 24 hours prior to the commencement of site work and keep the Department informed of the need for progress inspections throughout the development process. A preconstruction meeting may be required by the Township Engineer.
6. After the maps have been signed by the Planning Board or Board of Adjustment, the applicant may make a written request to the Board Secretary to close out the escrow account and return any remaining Monies.
7. A building permit application may be submitted for structures relative to a site plan simultaneous with the commencement of site work. A residential subdivision requires Board approval and filing (with the County Clerk) of a Final Subdivision map prior to applying for a Building Permit.
8. Before a Building Permit can be issued for a structure related to a site plan or a subdivision "prior approvals" are required:
 - The Zoning Officer reviews the Building Permit Application and issues a Zoning Permit.
 - If applicable, a 50% payment to the Township's Affordable Housing Fee which is one half of 1% of the estimated assessed value for Single Family Dwellings within a subdivision and 2% of the assessed value of Commercial Developments/Site Plans. Certain projects will be required to make a Growth Share Contribution or construct affordable housing units.
 - Following the submission of the Affordable Housing Fee/or an approved Growth Share Plan or contribution, the Building Permit Application is reviewed by the Engineering Department.
 - Following the review and approval of the Building Permit by the Engineering Department the Building Permit Application is resubmitted to the Building Department for Construction review. The Building Department then has twenty (20) days to make a determination with respect to the requested permits. Depending upon the scope of development the applicant may also require Ocean County Planning Board, BTMUA,

Ocean County Soils, Shade Tree, NJ DEP and/or NJDOT approvals prior to receiving a Building Permit.

9. When the applicant has completed a substantial portion of the required site improvements a Bond Reduction maybe requested from the Township Engineer. When all site work is completed the applicant may request a Bond Release. The request for a Bond Release, if approved by Township Engineer and the Township Council, will reduce the bonded amount by 70% of the total required bond. Thirty (30%) percent of the bonded amount will be held for two (2) years by the Township as a Maintenance Bond. At the conclusion of the two (2) year period the Township will reinspect all site improvements and if in satisfactory condition the applicant will be notified and may request the release of the Maintenance Bond. The request must be approved by the Township Engineer and Township Council.
10. It should be noted that additional Inspection Funds may be required from the applicant throughout the development process.
11. As each individual residential home or commercial building is completed a Certificate of Occupancy/Approval is required. Prior to the issuance of a Certificate of Occupancy/Approval the applicant must pay the 50% remainder of the Affordable Housing Fee and receive Final Engineering approval. The Certificate of Occupancy/Approval request is then submitted to the Building Department for final review and approval.

MPF/kb

OFFICE DATE RECEIVED: _____

VIII. PRIOR APPROVALS CHECKLIST (office use only)	LOCAL APPROVAL		COUNTY APPROVAL		REGIONAL APPROVAL		STATE APPROVAL		COMMENTS
	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	Prelimin. Initial	Final Date	
☒ Zoning Officer	JK	1/22/16							2A-16-00099
☐ Planning Board									
☐ Zoning Board									
☐ Sewer Authority									
☐ Water Authority									
☐ Police Department									
☐ Health Department									
☐ Soil Conservation									
☐ N.J. Department of Community Affairs									
☐ N.J. Department of Transportation									
☐ N.J. Department of Environmental Protection									
☐ Utility Dig No.									
☐									
☐									

IX. SUBCODES AND SPECIAL REGULATIONS APPLICABLE (office use only—optional)

Name of Code & Edition	Name of Code & Edition
Building _____	Energy _____
Electrical _____	Barrier Free _____
Plumbing _____	Flood Hazard _____
Fire Protection _____	As Built Elevation Cert. _____
Mechanical _____	Other _____

X. CERTIFICATES ISSUED (office use only)

	DATE ISSUED	DATE EXPIRED	DATE REISSUED	DATE EXPIRED
☐ Temporary Certificate of Occupancy	No. _____	_____	_____	_____
☐ Temporary Certificate of Compliance	No. _____	_____	_____	_____
☐ Continued Certificate of Occupancy	No. _____	_____	_____	_____
☐ Certificate of Compliance	No. _____	_____	_____	_____
☐ Certificate of Occupancy	No. _____	_____	_____	_____
☐ Certificate of Approval	No. _____	_____	_____	_____
☐ Lead Abatement Clearance Certificate	No. _____	_____	_____	_____