

TOWNSHIP OF BRICK
LAND DEVELOPMENT APPLICATION

Application No. PB-2873-A-FSP 4/21

Planning Board ✓ Zoning Board _____ Date of Submission 4-1-21

Filing Fee \$ 375⁰⁰
250⁰⁰

A. APPLICANT

Name	Federal Realty Investment Trust	
Street Address	909 Rose Avenue Suite 200	Telephone # (484) 419-1208
City & State	North Bethesda, MD	Zip Code 20852

OWNER

Name	(Same as Applicant)
Street Address	Telephone #
City & State	Zip Code

B. TYPE OF APPLICATION

New _____ Amended X

- | | |
|----------------------------|--|
| 1. Minor Subdivision _____ | 4. Site Plan - Prel. _____ |
| 2. Major Sub.-Prel. _____ | 5. Site Plan - Final <u>X</u> |
| 3. Major Sub.-Final _____ | 6. Conditional Use _____
(must be accompanied by site plan) |
| 7. Minor Site Plan _____ | |
| 8. Cluster Zone _____ | 12. C.40:55D-70D _____ |
| 9. C.40:55D-70A _____ | 13. C.40:55D-34 _____ |
| 10. C.40:55D-70B _____ | 14. C.40:55D-35 _____ |
| 11. C.40:55D-70C _____ | |

C. PREVIOUS APPEALS OR ACTIVITY

No _____ Yes X If yes, date 03 - 13 - 2019 (Resolution of Approval)

Mo. Day Year PB-2801-2-A-PSP-FSP-CU-C 2/19

Type Variance Conditional Use/Bulk Variances

Approved Resolution R-18-19 Disapproved _____

D. LOCATION

Street Address 56 Chambers Bridge Road

Tax Map # 38.02 Block(s) # 671 Lot(s) # 1.01

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

Number of proposed streets w/names: N/A

Zone District:

Residential

R-5 _____

R-7.5 _____

R-10 _____

R-15 _____

R-20 _____

R-R-1 _____

R-R-2 _____

R-R-3 _____

R-M _____

Business

B-1 _____

B-2 _____

B-3 X

B-4 _____

Other

H-S _____

PRWC _____

(P.R.R.C. Option) _____

(P.R.R.C. Option) _____

Office Professional/Light Industrial

O-P _____

O-P-T _____

M-1 _____

E. DESCRIPTION OF PROPOSED USE:

1. Present Use: Shopping Center

2. Proposed Use: Shopping Center

3. No. of Lots/Units: 1 Lot

4. Brief Description of Application: It is proposed to construct a new drive-thru lane to serve the existing Atlanta Bread site. Other improvements will be made to the site to accommodate the drive-thru lane.

5. Lot Size:	Frontage/Width	Depth	Sq. Ft.	Acres
<u>Proposed</u>	1,580 +/-	N/A	2,031,203	46.6
<u>Required</u>	300'	N/A	217,800	5.0

5A. Does Applicant Own Adjoining Property? No

6. Primary Building Setback Requirements: Not Applicable (no changes to existing buildings)

	Front	Side	Front/Side	Rear
<u>Proposed</u>	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
<u>Required</u>	100'	50'	100'/50'	150'

7. Accessory Building Setback Requirements: N/A

	Side	Rear
<u>Proposed</u>	---	---
<u>Required</u>	---	---

8. Height:

	Height	Stories
<u>Proposed</u>	N/A	N/A
<u>Max. Allowed</u>	35'	2

9. Percent of Lot Coverage:

<u>Proposed</u>	20.4% (existing – no change)
<u>Allowed</u>	30%

10. Gross Floor Area:

<u>Proposed</u>	413,975 sf (existing – no change)
<u>Min. Required</u>	50,000 sf (Total for shopping center)

11. Number of Parking Spaces:

<u>Proposed</u>	Off Street 2,182	Loading 0
<u>Min. Req.</u>	1,656	0

12. Basis for determining parking requirements:

Employees _____	Units _____	Seats _____	Beds _____
Courts _____	Rooms _____	Stalls _____	Other <u>Building Area</u>

F. UTILITIES

1. Water: Will 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 BTMUA? Yes X No _____
Has application been approved? Denied _____ Date _____
Comments: Submitted Concurrently

2. Sewerage: Will this application require new sewerage lines in street? Yes _____ No X
Will this application require expansion of existing lines? Yes _____ No X
Will this application require a septic system? Yes _____ No X

3. Gas: Natural Gas _____ Existing X Above Ground _____
Propane _____ Proposed _____ Below Ground X

4. Electric: Existing X Above Ground X
Proposed _____ Below Ground X

G. Has application been made to the Ocean County Planning Board? Yes
Approved _____ Denied _____ Date _____ Pending - Submitted Concurrently

H. Deed restriction or covenants? Yes _____ No X (if yes, attach copy)

I. Certificate of taxes/assessments paid to date attached? Yes
(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)

Special reasons: (to be completed for "D" variance only)

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

K. There must be a market value offer to sell or purchase all or part of adjoining property if applying for "C" variance, i.e. lacking square footage, width or depth and 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 and subdivision applications)

	No.	Description of Item	Month/Day/Year
1.	<u>4</u>	<u>Amended Final Major Site Plan</u>	<u>03/30/2021</u>
2.	<u>4</u>	<u>Architectural Plans</u>	<u>03/16/2021</u>
3.			

M. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Surveyor: Lindstrom, Diessner & Carr, P.C.
Name Phone (732) 477-8900
136 Drum Point Road, Suite 6
Address
Brick, New Jersey 08723
City, State & Zip Code
2. Architect: Eric Wagner, AIA of Kellenyi Johnson Wagner
Name Phone (732) 741-5270
21 Peters Place
Address
Red Bank, NJ 07701
City, State & Zip Code
3. Site Planner: Jeffrey J. Carr, PE, PP of Lindstrom, Diessner & Carr, PC
Name Phone (732) 477-8900
136 Drum Point Road, Suite 6
Address
Brick, New Jersey 08723
City, State & Zip Code
4. Attorney: John Jackson, Esq. of King, Kitrick, Jackson & McWeeney, LLC
Name Phone (732) 920-8383
2329 Highway 34 South, Suite 104
Address
Manasquan, NJ 08736
City, State & Zip Code

N. AUTHORIZATION OF SIGNATURE (if applicant is a corporation)

This will certify that (name of corporate officer) _____ (title) _____
(corporation name and address) _____ subscribed to the above
application for development in the Township of Brick has been authorized by this corporation to
do so.

Attest: _____
() _____
Corporate Name

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 stocks of any class;
- b. If a partnership - name and addresses of the individual partners having at least 10% interest in the partnership.

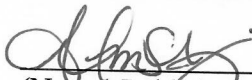
O. AFFIDAVIT OF APPLICANT:

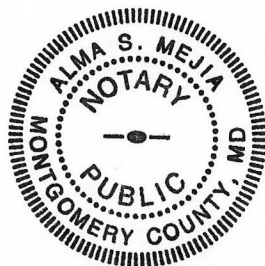
STATE OF Maryland

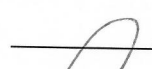
COUNTY OF Montgomery

Dawn M. Becker, Executive Vice President-Corporate of Federal Realty Investment Trust, being of full age being duly sworn according to law an 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 31st day of March, 2021.


(Notary Public) expires 9/26/2024



 Alma S. Mejia - Notary


(owner to sign here)

Federal Realty Investment Trust
By Dawn M. Becker,
Its Executive Vice President-Corporate

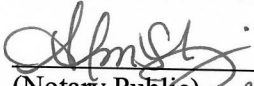
P. AFFIDAVIT OF OWNERSHIP:

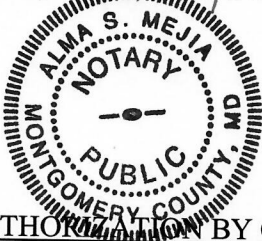
STATE OF Maryland

COUNTY OF Montgomery

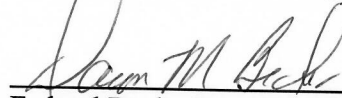
Dawn M. Becker, Executive Vice President-Corporate of Federal Realty Investment Trust, being of full age being duly sworn according to law an oath deposes and says that the deponent resides at 909 Rose Avenue, Suite 200, N. Bethesda, MD and is the owner in fee of all that certain lot, piece of land situated, lying and being in the municipality aforesaid and known and designated as Block 671 Lot 1.01 street address at 56 Chambers Bridge Road, Brick, NJ.

Sworn and subscribed to before me this 31st day of March, 2021.


(Notary Public) expires 9/26/2024



Alma S. Mejia - Notary


Federal Realty Investment Trust, by Dawn M. Becker, its Executive Vice President-Corporate

Q. AUTHORIZATION BY OWNER: N/A

STATE OF NEW JERSEY
COUNTY OF OCEAN

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

To the approving Board of the Township of Brick:

_____ are hereby authorized to make the within application.

Date _____

(owner to sign here)

Sworn and subscribed to before me this _____ day of _____, _____.

(Notary Public)

R. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

() Applicant () Owner (X) Engineer

Name of firm: Jeffrey J. Carr, P.E., P.P. of Lindstrom, Diessner & Carr, PC

S. WITNESS FOR APPLICANT:

Identifying letter to precede name of witness:

S - Self/Relative

N - Neighbor

O - Other

T - Twp. Employee

E - Expert

- | | |
|---|--|
| 1. <u>E</u> <u>Jeffrey J. Carr, P. E.</u> | 2. <u>E</u> <u>John J. Jackson, Esq.</u> |
| 3. <u>E</u> <u>Eric Wagner, AIA</u> | 4. <u>S</u> <u>Chris Cole of Metrovation</u> |