



CONSTRUCTION PERMIT APPLICATION

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

I. IDENTIFICATION

1. Proposed Work Site at: Brick Plaza - 1040 Lechler Bridge Rd.
2. Name of Owner in Fee: David Joss - Federal Realty
Tel. (484) 419-1215 e-mail DJoss@FederalRealty.com
Address 50 East Wynnewood Rd. Wynnewood PA 19096
street municipality zip code

3. Ownership in Fee: Public _____ Private _____

4. Principal Contractor: NW Sign Industries Tel. (856) 802-1677
Address 360 Crider Ave e-mail Brcsmith@NWsign
Moorestown, NJ 08057 industries.com

License No. OR, if new home, Builder Reg. No. 203579368 Exp. Date _____

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

Federal Emp. ID No. ~~10-357926~~ 20-357926 FAX: (856) 802-0412

5. Architect or Engineer S.T. Hudson Eng. Contact Mike Fasnacht
Address 840 Cooper Street Camden, NJ e-mail MFasnacht@sthe.com
Tel. (856) 342-6600 FAX: (609) 929-1896

6. Responsible Person in Charge once Work has Begun Brian Smith
Tel. (856) 802-1677 FAX: (856) 802-0412

V. FEE SUMMARY (for office use only)

1.	Building	\$	418		
2.	Electrical		40		
3.	Plumbing				
4.	Fire Protection				
5.	Elevator Devices				
6.	Subtotal				
7.	Less 20% for State Plan Review	\$			
8.	Subtotal	\$			
9.	State Permit Surcharge Fee				
10.	Subtotal	\$	69		
11.	Cert. of Occupancy				
12.	Other				
13.	TOTAL	\$	527		

VI. BUILDING/SITE CHARACTERISTICS

1. Number of Stories _____

2. Height of Structure _____ 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 _____

IIa. PROPOSED WORK

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

11b. SUBCODES

(Check all that apply)

☒ Building

☒ Electrical

☐ Plumbing

☐ Fire Protection

☐ Elevator

TOTAL COST ~~4050.00~~

FOR OFFICE USE ONLY (Optional)

[illegible]

Eng	Exempt	3/8/13	ECC
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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
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REVIEW (optional)

WANT:
Releases

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

1. ☐ Elevators/Escalators/Lifts/
Dumbwaiters/Moving Walks

4. ☐ Refrigeration Systems

5. ☐ Cross-Connections/Backflow Preventers

8. ☐ Smoke Control Systems in Open Wells
9. ☐ Underground Storage Tanks



Brick Township
401 Chambersbridge Rd
Brick, NJ 08723

Date Issued 7/27/2013
Control Number C-13-001184
Permit Number 13-1343
Permit Issue Date 3/27/2013
Certificate Number 13-1343

Certificate
Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 56 CHAMBERS BRIDGE RD. aka 1048 Cedar Block: 671 Lot: 1.01 Qual:
Bridge Joes' Crab Signs Brick Township, NJ
Owner in Fee: FEDERAL REALTY INVESTMENT TRUST
Owner Address: 1626 EAST JEFFERSON ST ROCKVILLE NJ 20852
Telephone:
Contractor NW SIGN INDUSTRIES
Address 360 CRIDER AVE MOORESTOWN NJ 08057-
Telephone: (856) 802-1677 Fax:
License Number or Builders Registration Number: Federal Emp. Number: 22-1736638

Home Warranty Number:

Type of Warranty Plan: ☐ State ☐ Private

Use Group: B Construction Classification:

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: SIGN INSTALLATION

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:



CONSTRUCTION PERMIT

3/27/13
Date Issued _____
Control # C-13-001184
Permit # _____

13-1343

IDENTIFICATION Block: 671 Lot: 1.01 Qualifier _____
Work Site Location: 56 CHAMBERS BRIDGE RD. aka 1048 Cedar Contractor NW SIGN INDUSTRIES
Bridge Joes' Crab Signs Brick Township, NJ Address 360 CRIDER AVE MOORESTOWN NJ 08057-
Owner in Fee FEDERAL REALTY INVESTMENT TRUST
1626 EAST JEFFERSON ST ROCKVILLE NJ Telephone: (856) 802-1677
20852 Lic. No. or Bldrs. Reg. No. _____
Telephone: _____ Federal Employee No. 22-1736638

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

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 \$40,500

Daniel Newman Jr
Construction Official

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	\$418
Electrical	\$40
Plumbing	\$0
Fire Protection	\$0
Elevator Devices	\$0
Other	\$0.00
DCA Training Fee	\$69
CO Fee	
Other	\$0
Total	\$527
Check No.	
Cash	\$0
Credit	\$0
Collected By	

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.



ELECTRICAL 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 671 Lot 1.01 Qualification Code

Work Site Location Brick Plaza - 1048 Cedar Bridge Rd.

Owner in Fee: David Sass - Federal Realty

Tel. (484) 419-1815 e-mail DSass@federalrealty.com

Address 50 East Wynnewood Rd. Wynnewood, PA 19096 zip code

Contractor: Norcross Elec. Tel. (609) 298-0761

Address 183 Mill Lane e-mail

Columbus, N.J. 08022

Contractor License No. 15492 Exp. Date

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

Federal Emp. ID No. 20-2749441 FAX: ()

B. ELECTRICAL CHARACTERISTICS

Use Group Present Proposed

[] Pole/Pad # [] Temporary [] Other

Building Occupied as Restaurant Utility Co.

Est. Cost of Elec. Work \$ 500.00

JOB SUMMARY (Office Use Only)

PLAN REVIEW

[x] No Plans Required

[] Partial - Underslab Utilities Approved

Date: Approved by:

[] Electric Plans Approved

Date: Approved by:

Joint Plan Review Required:

[] Bldg. [] Plumb. [] Fire. [] Elev.

SUBCODE APPROVAL for PERMIT

Date: 3-19-13

Approved by: AS

SUBCODE APPROVAL for CERTIFICATE

[] CO [] CCO [] CA

Date: 3/15/13

Approved by:

Date of Grounding and Bonding

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent of) owner and am authorized to make this application and perform the work listed on this application.

Applicant's Signature/Contractor's Seal and Signature

[x] Licensed Elec. Contractor [] Certifd Landscape Irrigation Contr [] Exempt Applicant

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

First connection of signs only

Date Received
Control #

3/27/13

Date Issued
Permit #

13-1343

QTY.

SIZE

ITEMS

Lighting Fixtures

Receptacles

Switches

Detectors

Light Poles

Motors—Fract. HP

Emergency & Exit Lights

Communications Points

Alarm Devices/F.A.C. Panel

TOTAL NUMBERS

Pool Permit/with UW Lights

Storable Pool/Spa/Hot Tub

KW Elec. Range/Receptacle

KW Oven/Surface Unit

KW Elec. Water Heater

KW Elec. Dryer/Receptacle

KW Dishwasher

HP Garbage Disposal

KW Central A/C Unit

HP/KW Space Heater/Air Handler

KW Baseboard Heat

HP Motors 1/+ HP

KW Transformer/Generator

AMP Service

AMP Subpanels

AMP Motor Control Center

KW Elec. Sign/Outline Light

FEE (Office Use Only)

Administrative Surcharge \$

Minimum Fee \$

State Permit Surcharge Fee \$

TOTAL FEE \$



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 621 Lot 1.01 Qualification Code _____
Work Site Location Bark Plaza - 1048 Cedar Brook Rd.

Owner in Fee: David Sass - Federal Realty

Tel. (484) 419-1215 e-mail DSass@FederalRealty.com

Address 50 East Wynnewood Rd. Wynnewood PA, 19096

Contractor: NU Sign Industries Tel. (856) 802-1677 zip code _____

Address 360 Carter Ave e-mail Brian@NUSign.com

Monroeville, NJ 08057 industries.com

Contractor License No. or Builder Registration No. 203579368 Exp. Date _____

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

Federal Emp. ID No. 20-3879368 FAX: (856) 802-0412

JOB SUMMARY (Office Use Only)

PLAN REVIEW	Date	Initial	INSPECTIONS	Failure	Dates (Month/Day)	Initial
			Type:			
☐ No Plans Required			Footings			
☐ All			Footings/Bonding			
☐ Footings/Foundations			Foundation			
☐ Structural/Framework			Slab			
☐ Exterior			Frame			
☒ Interior			Truss Sys./Bracing			
☒ Don't Plan Review Required:			Barrier-Free			
☐ Elec. ☐ Plumb. ☐ Fire ☐ Elevator			Insulation			
SUBCODE APPROVAL FOR PERMIT			Finishes -Base Layer			
Date:			Finishes -Final			
Approved by:			Energy			
SUBCODE APPROVAL FOR CERTIFICATE			Mechanical			
☐ CO ☐ CCO			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>20'-4"</u>		State Approved	HUD
Area — Largest Floor		sq. ft.	
New Bldg. Area/All Floors		sq. ft.	
Volume of New Structure		cu. ft.	
Max. Live Load			
Max. Occupancy Load			

C. CERTIFICATION IN LIEU OF OATH

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

Signature Brian Smith

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

Installation of signs as shown
on drawing # 12-4519

COMMERCIAL

TYPE OF WORK:

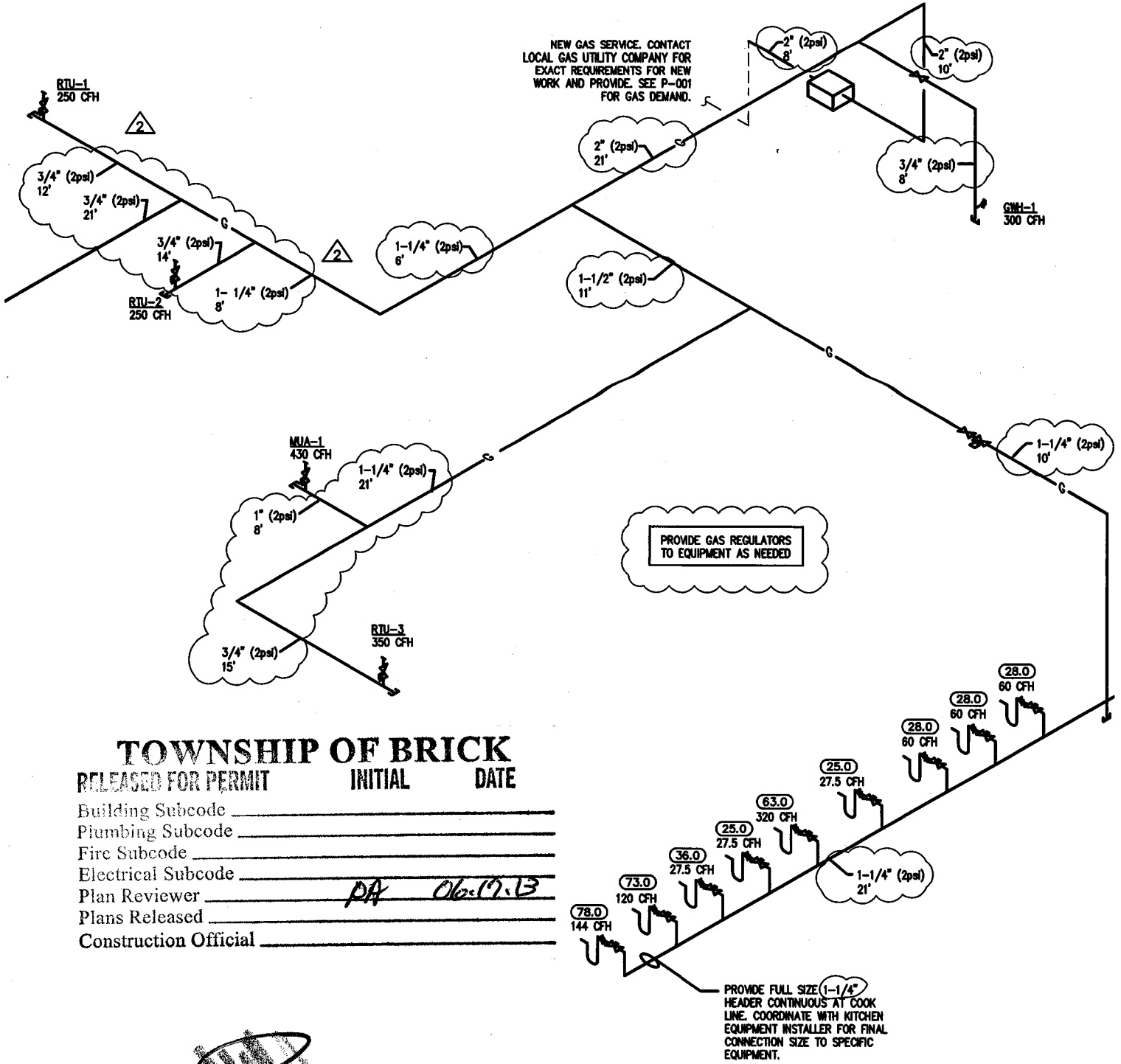
- ☐ New Building
- ☐ Addition
- ☐ Rehabilitation
- ☐ Roofing
- ☐ Siding
- ☐ Fence
- ☒ Sign 418.3 Sq. Ft.
- ☐ Pool
- ☐ Retaining Wall _____ Sq. Ft.
- ☐ Asbestos Abatement Subchapter 8
- ☐ Lead Haz. Abatement NJAC 5:17
- ☐ Radon Remediation
- ☐ Other _____
- ☐ Demolition

FEE (Office Use Only)

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

Date Received 3/27/13
Control # 13-1343
Date Issued
Permit #

JOES LAB SHARK



TOWNSHIP OF BRICK

RELEASED FOR PERMIT INITIAL DATE

Building Subcode _____

Plumbing Subcode _____

Fire Subcode _____

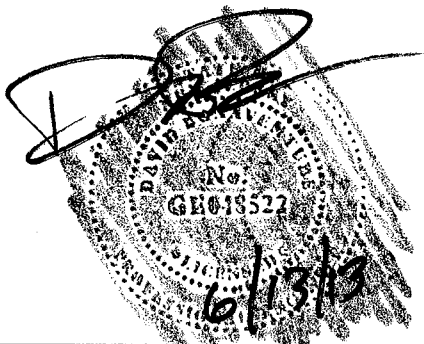
Electrical Subcode _____

Plan Reviewer PA 06.17.13

Plans Released _____

Construction Official _____

2 GAS RISER DIAGRAM
SCALE: NTS



(28) PASTA COOKER	60
(28) PASTA COOKER	60
(28) PASTA COOKER	60
(28) PASTA COOKER	60
(63) FRYER BATTERY	320
(73) HOT PLATE	120
(78) CHAR BROILER	144
(36) CHEESE MELTER	36
RTU #1	250
RTU #2	250
RTU #3	350
RTU #4	200
MUA #1	430
WATER HEATER	300
HOT WATER BOILER	150
TOTAL DEMAND CFH =2,929 MBTUH	

PIPE SIZE BASED ON 180 L.F. OF
PIPE AND 2 PSI.

GAS DEMAND

D

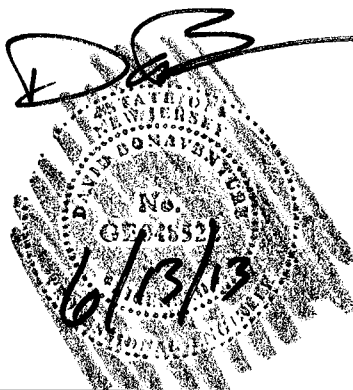
TOWNSHIP OF BRICK

RELEASED FOR PERMIT

INITIAL

DATE

Building Subcode _____
 Plumbing Subcode _____
 Fire Subcode _____
 Electrical Subcode _____
 Plan Reviewer PA 06-12-13
 Plans Released _____
 Construction Official _____



ORIGINAL

LAVATO

HAND

DISH V

3 or 4

HOSE

FLOOR

FLOOR

MOP B

TOTAL

PRO
DEM
AND
REQ

BASED ON
*FIXTURE

S'

115 WESTTOWN ROAD
SUITE 201
WEST CHESTER, PA 19382
610.429.4470



JCS BRICK
1048 CEDAR BRIDGE RD
BRICK, NJ 08724

SKP-2

SHEET TITLE

06/05/13 DATE
NONE SCALE
KM DRAWN BY
IM CHECKED BY
12-025 PROJECT #

SHEET NUMBER

SKP-2
AFFECTS SHEET
P-001

RECEIVING CLERK
DATE REC'D 3-2-13

ZONING PERMIT APPLICATION

PERMIT # 20-13-00180
DATE ISSUED 3/27/13

BLOCK: 671 LOT: 1.01 QUALIFIER: — SITE ADDRESS: Brick Plaza -1048 Cedar Bridge Road

IDENTIFICATION:

1. NAME OF OWNER IN FEE: David Joss - Federal Realty

COMPLETE ADDRESS: 50 East Wynnwood Road Wynnwood, PA 19096

PHONE # 484-419-1215 EMAIL: Djoss@federalrealty.com

2. NAME OF APPLICANT: NW Sign Industries

APPLICANT ADDRESS: 360 Crider Ave Moorestown, NJ 08057

PHONE # 856-802-1677 EMAIL: Brsmith@nwsignindustries.com

3. RESPONSIBLE PERSON FOR WORK: Brian Smith

PHONE # 856-802-1677 FAX # 856-802-0412

4. SIGNATURE OF APPLICANT: Brian Smith

COMMERCIAL

FOR OFFICE USE ONLY

FEE SUMMARY:

APPLICATION FEE: \$ 50.00
OTHER: \$ —
TOTAL: \$ —

REQUIRED BY APPLICANT

RESIDENTIAL: —

COMMERCIAL: x

EXISTING USE: VACANT STORE

PROPOSED USE: Restaurant

PROPOSED USE: Restaurant

BOARD APPROVAL: ✓ PB — ZB —

RESOLUTION #: R-43-12

APPROVAL DATE: 10/10/12

PROJECT DESCRIPTION: (PLEASE CHECK APPLICABLE WORK & DESCRIBE)

*NEW BUILDING: — *ADDITION: — *ALTERATION: x *PORCH: — *DECK: —

POOL: ABOVE GROUND — IN GROUND — FENCE HEIGHT — TYPE —

HEIGHT: — (*APPLICABLE)

OTHER: Installation of (15) signs totalling 418.3 sq ft

DESCRIPTION: Misc. wall signs as approved through resolution R-43-12

ZONING REVIEW: 3/2/13

DATE REVIEWED: 3/2/13

DATE DENIED: —

DATE APPROVED: 3/2/13

INTLS: NSG

(SEE BACK PAGE)

RECEIVED
MAY 2 2013
25

DATE REVIEWED: 3-2-13 DATE DENIED: — DATE APPROVED: 3-2-13 INTLS: NC, 28

[illegible]



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1027

Date Issued:

Application Number: ZA-13-00137

Application Date: 03/02/2013

Project Number:

Permit Number: 2P 13-60180
Fee: \$50

Zoning Permit

Worksite: **1048 Cedar Bridge Avenue**
Location: **Brick Plaza - 56 Chambers Bridge Road**
Brick Township, NJ 08723

Block: **671**

Lot: **1.01**

Qualifier:

Zone: **B-3**

Owner: **FEDERAL REALTY INVESTMENT TRUST**
Address: **1626 EAST JEFFERSON ST**
ROCKVILLE, NJ 20852

Applicant: **Brian Smith; NW Sign Industries**
Address: **360 Crider Avenue**
Moorestown, NJ 08057

Application Approved Date: 03/02/2013

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

Use is: Restaurant - "Joe's Crab Shack".

Nonconforming Use is: _____

Work Description:

Sign - 15 miscellaneous wall signs totalling 418.3 square feet, "Joe's Crab Shack", etc., as per approved site plan.

Site Plan approved by the Planning Board.

Case No. 2721-A-PSP-FSP-CU-8/12.

Resolution No. 43-12 adopted on October 10, 2012.

Maps signed on February 22, 2013.

ZA-13-00118 approved on February 28, 2013.

Upon review it was determined that the Development Application:

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

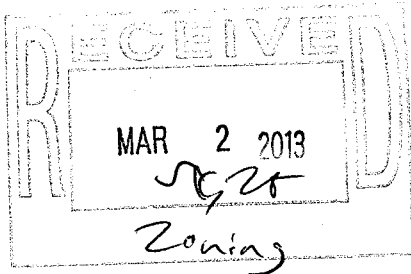
Sean Kinney
Sean Kinney, Zoning Officer

Michael P. Fowler
Michael P. Fowler, Township Planner

03/02/2013

Date

3/2/13
Date



**AMENDED PRELIMINARY AND
FINAL MAJOR SITE PLAN
FEDERAL REALTY INVESTMENT TRUST
JOE'S CRAB SHACK
Block 671, Lot 1.01
Property Address: BRICK PLAZA
B-3 HIGHWAY DEVELOPMENT ZONE
October 10, 2012**

**Resolution R-43-12
Application No. 2721-A-PSP-FSP-CU-8/12**

**RESOLUTION OF APPROVAL
PLANNING BOARD, TOWNSHIP OF BRICK**

WHEREAS, an application has been made by **FEDERAL REALTY INVESTMENT TRUST**, for approval of an amended Preliminary and Final Major Site Plan with Variances for **Block 671, Lot 1.01**, as set forth on the Tax Maps of the Township of Brick

WHEREAS, the Planning Board, after carefully considering the evidence presented by the applicant at the Planning Board meeting of September 26, 2012, and considering the reports of its professional staff, hereby makes the following findings of fact:

1. The property is owned by the applicant.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Brick.
3. The site in question is located in Brick Plaza and has frontage on both Route 70, Chambers Bridge Road, Brick Boulevard and Cedar Bridge Avenue within the B-3 Highway Development Zone. The applicant is before the Board relative to the pad site that is at the southeaster corner of the parcel. The pad site is occupied by a vacant detached building, a former Kino's/Federal Express Building that is 6,000 square feet in area.
4. The applicant is requesting approval of an Amended Preliminary and Final Major Site Plan with Variances from the Brick Township Land Use and Development Regulations for the purpose of razing the existing 6,000 square-foot building and constructing a 8,664 square-foot restaurant, a covered outdoor seating area of 1,234 square feet and a 424 square-foot trash storage area and a fenced-in child's playground area.

The following variances are requested:

Identification wall sign:	One permitted; five exist; thirteen proposed
Parking spaces:	10 feet wide required; 9 feet wide existing/proposed
Two-way Circulation Aisle:	25 ft. wide required; 24 feet proposed/south of building

5. The board engineer, Wayne R. McVicar, P.E., P.P., C.M.E., of Remington & Vernick, prepared report dated September 12, 2012. The Township Planner, Michael P. Fowler, AICP/PP, prepared report dated September 21, 2012. The Brick Bureau of Fire Safety prepared a report dated August 29, 2012. The Brick Police Department prepared a report dated August 31, 2012. The Architectural Review Committee prepared a report dated September 12, 2012. The Township Engineer reviewed the application and indicated in a Memo dated August 27, 2012, that it offers no comment.

The Board hereby adopts the findings in the above-mentioned reports and incorporates the reports

File
App
App Att
App Eng
PB Att
PB Eng
Zoning
Tax A
Eng 2

in this Resolution by reference.

The applicant was represented by John Jackson, Esq., of Brick, NJ. The applicant's engineer is Jeff Carr, P.E., of Lindstrom, Diessner & Carr, P.C., Brick, NJ.

Mr. Carr testified on behalf of the applicant as to the proposed Site Plan and, in his professional capacity as a Professional Engineer, represented that the Site Plan is in keeping with the area and neighborhood. He also testified in support of the applicant's contention that the granting of the application with variances would in no way be detrimental to the public good.

The applicant also presented the testimony of John Schick, Construction Project Manager, of Houston, Texas. Mr. Schick testified as to the proposed operations at the site. He indicated that a delivery is made once a week by tractor trailer truck and three or four times a week by a box truck. Mr. Schick testified that a trash storage/compactor is built into the building and that there is trash pick up three to six days a week by a private hauler. Relative to the hours of operation, Mr. Schick testified that the restaurant and bar will remain open between 8:00 A.M. and 2:00 A.M. and that 20 to 25 employees will be on site per shift, for a total staff of approximately 120.

Colleen Brogan, an architect with John W. Lister Architects, of West Chester, PA, testified as to the architectural plans.

The testimony supported the applicant's contention that the proposed amended Preliminary and Final Site Plan and Variances are in keeping with the area and not detrimental to the surrounding area.

The Brick Township Planning Board concurs with these representations and so finds.

WHEREAS, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. Sufficient testimony was presented to warrant approval of the Preliminary and Final Site Plan and Variances and the applicant has agreed to comply with the conditions of approval as outlined below.

2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and Zoning Ordinances of the Township of Brick.

3. The positive criteria outweigh the negative, if any.

4. There were no objectors present at the hearing.

5. The safety and well being of the immediate area will not be adversely affected by the proposed -- , variances, and design waivers.

6. The application is in substantial compliance with the Zone Plan, and will not unduly impact upon the neighborhood scheme.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board that the application is hereby approved 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 guaranties as required and recommended by this Board and the Township Board Engineer. Moreover, the applicant must post all required engineering inspection

fees.

3. All representations and statements made by the applicant, as well as 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 of 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 as contained in the Board Engineer's Report dated September 12, 2012, and the Township Planner's Review dated September 21, 2012.

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 proscribed 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 obtain any other local, state and other regulatory approvals as may be required.

10. The applicant must install an odor control system to remove smoke and odors from the restaurant exhaust system.

11. Two parking spaces shall be eliminated on the east side of the building adjacent to the proposed striped loading zone and an island landscaped with shrubs shall be provided.

12. The "Joe's Crab Shack" sign proposed for the west elevation of the architectural plans shall be redesigned so that it does not resemble a pylon sign.

13. The use of neon illuminated signs is specifically prohibited.

14. The following signs were specifically approved:

- West Elevation

"Joe's Crab Shack"	76 sf.	internally illuminated
"Eat At Joe's" (Letters)	52 sf.	internally illuminated
"King Crab" "Steampots," "Grilled Fish"	13.3 sf. (total)	(canvas) non-illuminated
- East Elevation

"Eat At Joe's (Letters)	13 sf.	internally illuminated
"Dungeness Crab"	6.5 sf.	(canvas) non-illuminated

MOVED BY: Mr. Coakley

SECONDED BY: Mr. Burkland

VOTING IN THE AFFIRMATIVE: Mr. Rappoccio, Mr. Coakley, Mr. Marra, Mr. Burkland, Mr. Scott,
Councilwoman Lydecker, Mr. Liloia, Mr. Catalano

VOTING IN THE NEGATIVE: _____
Mr. Palmieri, Mr. Beshears

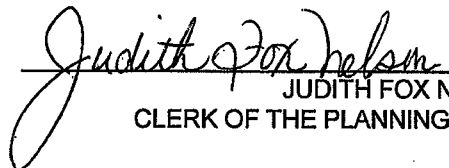
INELIGIBLE TO VOTE: _____

ABSTAINING: _____

ABSENT: _____

CERTIFICATION

I, **JUDITH FOX NELSON**, Clerk 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 10th day of October, 2012.



JUDITH FOX NELSON,
CLERK OF THE PLANNING BOARD

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION R-43 -12
CASE NO.PB 2721-A-PSP-V-FSP-8/12

PAGE 6

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.



Brick Township
401 Chambers Bridge Rd.

Brick, NJ 08723
(732) 262-1027

Date Issued: _____
Application Number: ZA-13-00118
Application Date: 02/28/2013
Project Number: _____
Permit Number: _____
Fee: \$50

Zoning Permit

Worksite **1048 Cedar Bridge Avenue**
Location: **Brick Plaza - 56 Chambers Bridge Road**
Brick Township, NJ 08723

Block: **671**
Lot: **1.01**
Qualifier: _____
Zone: **B-3**

Owner: **FEDERAL REALTY INVESTMENT TRUST**
Address: **1626 EAST JEFFERSON ST**
ROCKVILLE, NJ 20852

Applicant: **John W. Lister, Architects**
Address: **115 Westtown Road**
#201
West Chester, PA 19382

Application Approved Date: 02/28/2013

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

Use is: Restaurant - "Joe's Crab Shack" (former "Kinko's/FedEx").

Nonconforming Use is: _____

Work Description:

New Building - Commercial restaurant building, one-story, 27 feet high; 8,180 square feet.

Site Plan approved by the Planning Board.

Case No. 2721-A-PSP-FSP-CU-8/12.

Resolution No. 43-12 adopted on October 10, 2012.

Maps signed on February 22, 2013.

An additional zoning permit is required for any sign and for any other additional work.

Upon review it was determined that the Development Application:

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

Sean Kinnevy, Zoning Officer

Copy
Date

Michael P. Fowler, Township Planner

Date

Brian Smith

From: John Schick [JSchick@IgniteRestaurants.com]
Sent: Thursday, October 25, 2012 4:33 PM
To: Brian Smith
Subject: FW: Joe's Crab Shack / Brick NJ
Attachments: Exhibit B-2 - Concept Signage.pdf

LL approved sign package.
Matches township approved.

John Schick
Ignite Restaurant Group
Construction Project Manager
Cell (215) 808-6620
Office (610)692-6355

From: Stephen Cohen [<mailto:stephen@stephencohenlaw.com>]
Sent: Thursday, October 25, 2012 1:55 PM
To: Sean Rea; John Schick; Tom Hundrieser
Subject: Joe's Crab Shack / Brick NJ

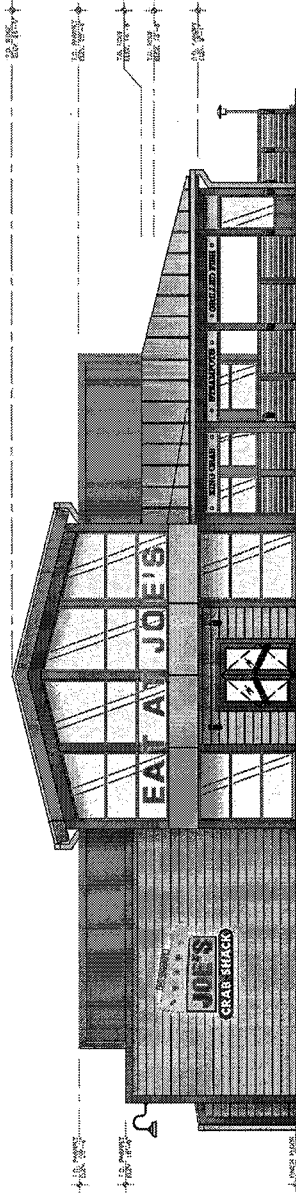
Gentlemen,

Attached please find the Concept Signage for this location, as approved by Landlord. This will be attached to the Lease as an exhibit. Please confirm that it is correct.

Thanks,
Stephen

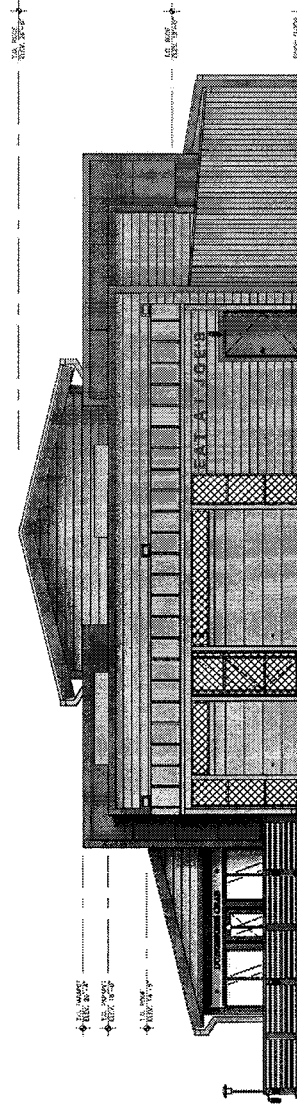
Stephen Cohen, Esq.
315 Parkview Terrace
Golden Valley, MN 55416
Tel: 763-377-6000
Fax: 763-377-6001
www.stephencohenlaw.com

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WEST ELEVATION
SCALE: 3/16" = 1'-0"

West Facade Signage	Variances Granted - No Neon
Proposed	Allowed
141.3 S.F.	0% of facade
8.0% of facade	0% of facade



EAST ELEVATION
SCALE: 3/16" = 1'-0"

East Facade Signage	Variances Granted - No Neon
Proposed	Allowed
115.3 S.F.	0% of facade
1.2% of facade	0% of facade

ELEVATIONS

LEASE EXHIBIT - OCTOBER 16, 2012

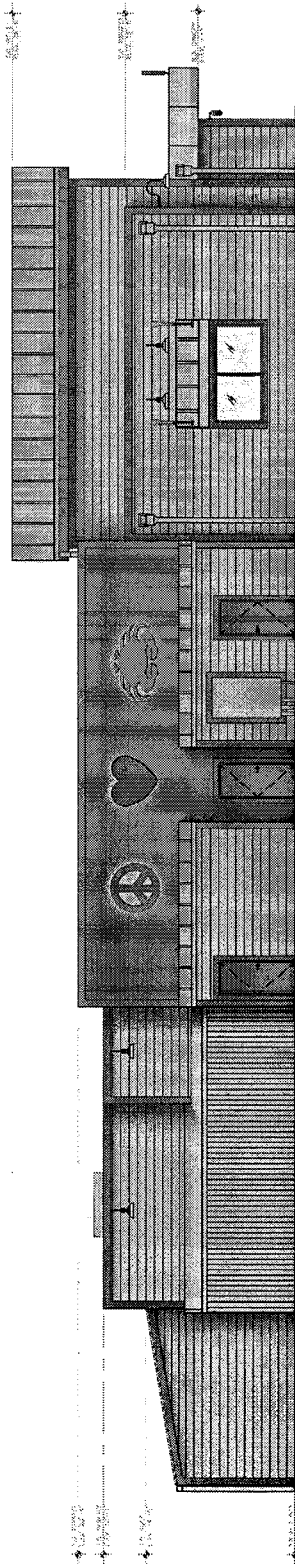


JOE'S CRAB SHACK

BRICK PLAZA
1048 CEDAR BRIDGE ROAD
BRICK, NJ 087387



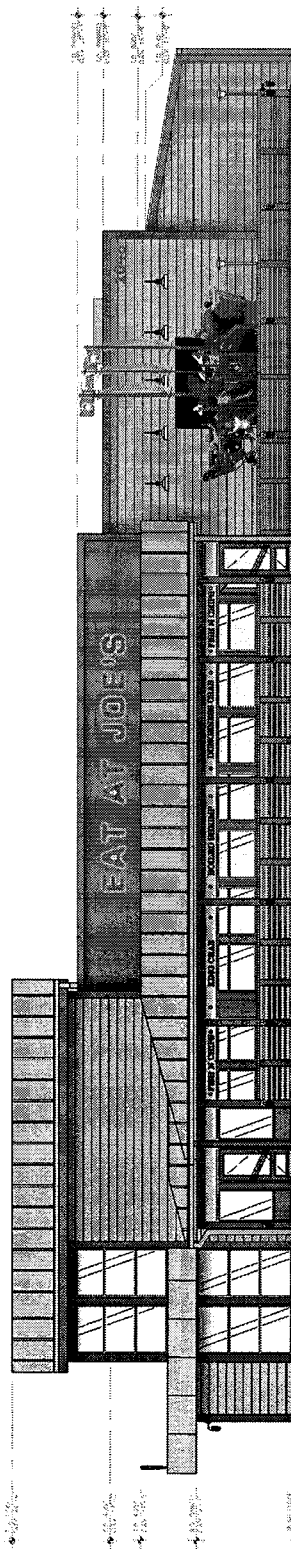
115 WESTTOWN RD., SUITE 201
WEST CHESTER, PA 19382 P.O. 428-4470



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

North Facade Signage	
Projected	130 S.F.
Painted	0%
5.6% of facade	

*Valance Covered - No Neon



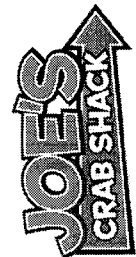
SOUTH ELEVATION (CEDAR BRIDGE RD.)
SCALE: 3/16" = 1'-0"

South Facade Signage	
Projected	130 S.F.
Painted	0%
5.6% of facade	

*Valance Covered - No Neon

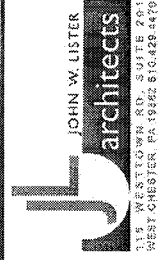
ELEVATIONS

LEASE EXHIBIT - OCTOBER 16, 2012



JOE'S CRAB SHACK

BRICK PLAZA
1048 CEDAR BRIDGE ROAD
BRICK, NJ 087387



115 WESTTOWN RD., SUITE 201
WEST CHESTER, PA 19382 610.429.4470

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	NC								24-15-02/37
☐ 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. _____	_____	_____	_____