

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR 10503048

BRICK TOWNSHIP PLANNING BOARD
REVISED PRELIMINARY AND FINAL SITE PLAN APPROVAL

RESOLUTION: R-37-95

CASE NO. PB-2102-PSP-V/FSP-2/94

DATE: June 15, 1995

WHEREAS, Federal Realty Investment Trust, having a mailing address of 4800 Hampden Lane, Suite 500, Bethesda, Maryland 20814, has applied to the Brick Township Planning Board for a revised preliminary and final site plan approval.

WHEREAS, proof of service to property owners and governmental bodies is not required.

WHEREAS, executive sessions were held on April 12, May 3, May 17 & June 7, 1995, at the Municipal Building, at which time testimony and exhibits were presented on behalf of the applicant;

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

1. This property is designated as Block 468, Lots 1-9, 10.01-10.03 and Block 671, Lots 2, 4, 8, 11 and 12 on the Municipal Tax Map.

2. The subject site plan was approved by the Planning Board in accordance with Resolution R-43-94 on June 22, 1994. Following the approval, several issues surfaced involving minor revisions to the plans.

3. The above referenced revisions consist of a revised architectural elevation of the Phase I building facade to provide areas of dryvit, in lieu of brick, at the anchor store locations; the relocation of the Wiz car stereo installation bays to the Brick Boulevard side of the old A & P building; the alteration of the landscaped area adjacent to the car stereo installation bays to provide sufficient screening; the enclosing of a 340 +/- sq. ft. open

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Fed Realty
Montenegro
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Ford
Curley
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rectangular area into the proposed Wiz location; and the addition of coin/key controlled cart corrals in the parking area adjacent to the new A & P location in lieu of indoor cart storage.

4. The Board finds that the revision to the architectural plans is warranted to aid in the identification of the Plaza's anchor stores and that the renderings presented to the Board were not significantly different than those originally approved.

5. The Board finds that the relocation of the proposed Wiz car stereo installation bays to the Brick Boulevard side of the old A & P building is necessary due to the structural restrictions related to the building's interior and the various exterior restrictions such as above and below ground utilities and loading areas. In addition, the proposed landscape revisions to the area adjacent to the bays sufficiently screens the operation from Brick Boulevard vehicular and pedestrian traffic.

6. The Board finds that the enclosing of a 340 +/- sq. ft. rectangular area to be included in the building area of the Wiz eliminates an unfunctional space and constitutes a minor revision to approved plan.

7. The Board finds that the relocation of the A & P to the Route 70 side of Brick Plaza provides a sufficient number of parking spaces to allow a slight reduction in spaces for the purpose of providing coin /key controlled cart corrals in lieu of the indoor cart storage, previously required. The location and number of cart corrals are subject to the review and approval of the Township's Planner and Planning Board Engineer.

8. The Board finds that the applicant has complied with all applicable requirements of the municipal site plan ordinance and the overall development of this property is consistent with the intent and purpose of the municipal development ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 28th day of June, 1995 that the application for revisions to Resolution R-43-94 dated June 22, 1994 be approved subject to the following conditions:

1. This revised approval is limited only to those items described above. All of the unaffected site areas are to remain as shown on the originally approved plans and are subject to the terms and conditions of the Planning Board Resolution R-43-94.

2. The applicant shall comply with all representations and agreements made by the applicant or the applicant's representatives during the presentations at the aforementioned executive sessions.

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MOVED BY: Councilwoman Fayad

SECONDED BY: Mrs. LaDuke

VOTING IN THE AFFIRMATIVE: Councilwoman Fayad Mrs. LaDuke
Mr. Petoia Mr. Reo

VOTING IN THE NEGATIVE:

INELIGIBLE TO VOTE:

ABSTAINING: Mrs. Fox

ABSENT: Mrs. Barlo Mr. Cierzo Mr. Heidrick Mayor Scarpelli
Scherer

CERTIFICATION

I, E. JOAN KULL, Clerk of the Planning Board of the Township of Brick,
County of Ocean, State of New Jersey, do hereby certify that the
foregoing resolution was duly ADOPTED by the said Planning Board of the
Township of Brick at a regular meeting held on the 28th day of
June, 1995.

IN WITNESS WHEREOF, I have set my hand this 29th day of
June, 1995.

E. Joan Kull
E. JOAN KULL
Clerk of the Planning Board