

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application NO. BA-3132-PSP-FSP-D-12/18  
12-4-18  
Planning Board \_\_\_\_\_ Zoning Board ☒ Date of Submission 11 - 30 - 2018  
Mo. Day Yr.  
Application Fee \$ 2,750.00  
Escrow Fee \$ 5,500.00

A. Applicant Vilamoura, LLC  
Name  
31 Tannery Road  
Street Address  
Branchburg, NJ 08876  
City & State Zip Code  
(908) 534-8655  
Telephone # Listed (☒) Unlisted ( ) Email  
(If not owner, set forth ownership interest, contact purchaser, etc., & attach copy of document following same).  
Owner Vilamoura, LLC  
Name  
31 Tannery Road  
Street Address  
Branchburg, NJ 08876  
City & State Zip Code  
(908) 534-8655  
Telephone # Listed (☒) Unlisted ( ) Email

B. TYPE OF APPLICATION: New ☒ Amended \_\_\_\_\_  
1. Minor Subdivision \_\_\_\_\_ 4. Site Plan-Prel. ☒  
2. Major Sub.-Prel. \_\_\_\_\_ 5. Site Plan-Final ☒  
3. Major Sub.-Final \_\_\_\_\_ 6. Conditional Use \_\_\_\_\_  
Date of Prel. App. \_\_\_\_\_ (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.55D-70C \_\_\_\_\_

C. PREVIOUS APPEALS OR ACTIVITY

No \_\_\_\_\_ Yes ☒ If yes, date 05 - 24 - 2017 Type Variance Bulk (6)  
Mo. Day Year  
Approved ☒ Disapproved \_\_\_\_\_

D. Location: 29-39 Mantoloking Road (CR 528)

Street Address

|                  |                  |                     |
|------------------|------------------|---------------------|
| <u>13</u>        | <u>69</u>        | <u>8 &amp; 8.01</u> |
| <u>Tax Map #</u> | <u>Block (s)</u> | <u>Lot (s) #</u>    |

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

Number of proposed streets w/names:  
N/A

Zone District:

| <u>Residential</u>  | <u>Business</u>   | <u>Other</u>      |
|---------------------|-------------------|-------------------|
| R-5 <u>      </u>   | B-1 <u>      </u> | H-S <u>      </u> |
| R-7.5 <u>      </u> | B-2 <u>  ✓  </u>  | <u>      </u>     |
| R-10 <u>      </u>  | B-3 <u>      </u> | <u>      </u>     |
| R-15 <u>      </u>  | B-4 <u>      </u> |                   |
| R-20 <u>      </u>  |                   |                   |
| R-R-1 <u>      </u> |                   |                   |
| R-R-2 <u>      </u> |                   |                   |
| R-R-3 <u>      </u> |                   |                   |
| R-M <u>      </u>   |                   |                   |

Office Professional/Light Industrial

O-P         
 O-P-T         
 M-1       

E. DESCRIPTION OF PROPOSED USED:

1. Present Use Marina
2. Proposed Use Marina, Restaurant and Banquet Facility
3. No. of Lots/Units N/A
4. Brief Description of Application

5. Lot Size:

|                  | Frontage/Width  | Depth         | Lot Area<br>Sq. Feet | Lot Area<br>Acres |
|------------------|-----------------|---------------|----------------------|-------------------|
| <u>Proposed:</u> | <u>194.6 FT</u> | <u>630 FT</u> | <u>821,175 SF</u>    | <u>18.852 AC</u>  |
| <u>Required:</u> | <u>125 FT</u>   | <u>125 FT</u> | <u>20,000 SF</u>     | <u>0.459 AC</u>   |

5A. Does Applicant/Owner Own Adjoining Property? Yes X No \_\_\_\_\_

If yes please describe: Lots 7 and 11

6. Primary Building Setback Requirements:

|                 | Front           | Sides          | Rear            |
|-----------------|-----------------|----------------|-----------------|
| <u>Proposed</u> | <u>146.1 FT</u> | <u>69.7 FT</u> | <u>218.4 FT</u> |
| <u>Required</u> | <u>50 FT</u>    | <u>10 FT</u>   | <u>50 FT</u>    |

7. Accessory Building Setback Requirements:

|                 | Side       | Rear       |
|-----------------|------------|------------|
| <u>Proposed</u> | <u>N/A</u> | <u>N/A</u> |
| <u>Required</u> | <u>N/A</u> | <u>N/A</u> |

8. Height:

|                     |                 |
|---------------------|-----------------|
| <u>Proposed</u>     | <u>78.00 FT</u> |
| <u>Max. Allowed</u> | <u>38.5 FT</u>  |

9. Percent of Lot Coverage Building

|                 |             |
|-----------------|-------------|
| <u>Proposed</u> | <u>3.7%</u> |
| <u>Allowed</u>  | <u>30%</u>  |

\*  
Marina or Boatyard: 1 Space/200 SF GFA for Retail & Service Use  
1 Space for each Boat Slip or Rental Unit  
Therefore: 116 Boat Slips x (1 Space/Boat Slip) = 116 Spaces  
1,886 SF Dock House x (1 Space/200 SF GFA) = 10 Spaces  
14,488 SF Service Building x (1 Space /200 SF GFA) = 73 Spaces  
Restaurant:  
1 Space per 4 Customers Seats  
1 Space per 2 Employees  
Therefore: 926 Occupants x (1 Space/4 Persons) = 232 Spaces  
50 Employees (assumed) x (1 Space/2 Employees) = 25 Spaces  
Banquet Hall:  
1 Space per 4 Seats or for every 4 Persons who may be legally admitted  
Therefore: 350 Occupants x (1 Space/4 Persons) = 88

10. With Percent Impervious Coverage

|                 |              |
|-----------------|--------------|
| <u>Proposed</u> | <u>44.2%</u> |
| <u>Allowed</u>  | <u>65%</u>   |

11. Gross Floor Area

|                      |               |         |                            |
|----------------------|---------------|---------|----------------------------|
| <u>Proposed</u>      | <u>33,960</u> | Sq. Ft. | Total Required: 544 Spaces |
| <u>Min. Required</u> | <u>2,000</u>  | Sq. Ft. | Proposed: 547 Spaces       |

12. Number of Parking Spaces:

|                  | Off Street        | Loading |
|------------------|-------------------|---------|
| <u>Proposed</u>  | <u>547 Spaces</u> | _____   |
| <u>Min. Req.</u> | <u>544 Spaces</u> | _____   |

13. Basis for determining parking requirements: \* See above

Employees \_\_\_\_\_ Units \_\_\_\_\_ Seats \_\_\_\_\_ Beds \_\_\_\_\_  
Courts \_\_\_\_\_ Rooms \_\_\_\_\_ Stalls \_\_\_\_\_ Other ✓

Show parking caluclations: \_\_\_\_\_

F. UTILITIES

1. Water: Will the applicant require new water supply in street? Yes ☒ No ☐  
Is Municipal water supply available? Yes ☒ No ☐  
Is water to be supplied from a well? Yes ☐ No ☒  
Has application been made to the B.T.M.U.A. ? Yes ☒ No ☐  
Has application been approved? ☐ Denied ☐ Date   
Comments N/A
2. Sewerage: Will this application require new sewage lines in streets? Yes ☒ No ☐  
Will the application require expansion of existing lines? Yes ☐ No ☒  
Will this application require a septic system? Yes ☐ No ☒
3. Gas: Natural Gas ☒ Existing ☐ Above Ground ☐  
Propane ☐ Proposed ☐ Below Ground ☒
4. Electric: Existing ☒ Above Ground ☒  
Proposed ☐ Below Ground ☐

G. Has application been made to the Ocean County Planning Board? Y

Approved ☐ Denied ☐ Date

H. Deed Restriction or Covenants? Yes ☐ No ☒  
(If yes, attach copy)

I. Certificate of Taxes/assessments paid to date attached? ☒  
(Said certificate to be submitted with application for acceptance)

J. Has application been made to the Tax Assessor for Block & Lot assignments: Yes ☐ No ☒

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

See variance and waiver list (enclosed)

K. ARGUMENTS FOR VARIANCE: (To be completed by applicant)

Undue hardship consideration (C1 or C2):

See variance and waiver list (enclosed)

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

See variance and waiver list (enclosed)

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

See variance and waiver list (enclosed)

L. Has there been 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? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A

M. List of maps, reports and other material accompanying application:  
(Appropriate checklist must accompany all site plan and subdivision applications)

|    | <u>NO.</u> | <u>DESCRIPTION OF ITEM</u> | <u>MO.</u> | <u>DATE</u> | <u>YR.</u> |
|----|------------|----------------------------|------------|-------------|------------|
| 1. | _____      | See enclosed Cover Letter  | _____      | _____       | _____      |
| 2. | _____      | _____                      | _____      | _____       | _____      |
| 3. | _____      | _____                      | _____      | _____       | _____      |
| 4. | _____      | _____                      | _____      | _____       | _____      |
| 5. | _____      | _____                      | _____      | _____       | _____      |

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

|                          |                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Engineer/<br>Surveyor | Dynamic Engineering Consultants, PC - Joshua M. Sewald, PE, PP<br>Name<br>1904 Main Street<br>Address<br>Lake Como NJ 07719<br>City State Zip Code<br>(732) 974-0198 jsewald@dynamiccec.com<br>Phone # Email |
| 2. Architect             | Barlo Governale & Associates Architects, LLC - Sean E. Furlong<br>Name<br>92 Mantoloking Rd.<br>Address<br>Brick NJ 08723<br>City State Zip Code<br>Phone # Email                                            |
| 3. Site Planner          | Name<br>Address<br>City State Zip Code<br>Phone # Email                                                                                                                                                      |
| 4. Attorney              | King, Kiltrick, Jackson & McWeeney, LLC - John Jackson<br>Name<br>241 Brick Boulevard<br>Address<br>Brick NJ 08723<br>City State Zip Code<br>(732) 920-8383 jjackson@kkjmlawfirm.com<br>Phone # Email        |



O. AUTHORIZATION OF SIGNATURE (If applicant is a corporation)

This will certify that Antonio Ferreira  
Title \_\_\_\_\_ of (Corporation Name & Address)  
Vilamoura, LLC, 31 Tannery Road, Branchburg, NJ 08876

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

Attest \_\_\_\_\_  
Secretary (Corporate Seal) Corporate Name

~~President~~ MEMBER

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

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

Joseph Sygar<sup>III</sup>, 583 Princeton Ave Brick, NJ 50%  
Nelson Ferreira, 896 Old Chester Rd Far Hills NJ 07931 19%  
Antonio Ferreira, 1 Ramsey Rd Lebanon, NJ 08833 31%

P. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

Vilamoura, LLC of full age being duly sworn according to law, on oath  
deposed 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 18<sup>th</sup> day:  
of November, 2018:

Antonio Ferreira  
Applicant to sign here

Theresa Cucco  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2408057  
MY COMMISSION EXPIRES MAY 22, 2021

Q. AFFIDAVIT OF OWNERSHIP:  
STATE OF NEW JERSEY

COUNTY OF OCEAN

Vilamoura, LLC \_\_\_\_\_ of full age being duly sworn according to law on oath  
deposed and says, that all the deponents reside at 31 Tannery Road  
in the Township of Branchburg \_\_\_\_\_ of and State of New Jersey  
that Vilamoura, LLC \_\_\_\_\_ is the owner in fee of all that certain lot, piece of land situated,  
lying and being in the municipality aforesaid, and known and designated as Block (s) 69  
Lot (s) 8 & 8.01  
Street Address 29-39 Mantoloking Road (CR 528)

Sworn and Subscribed to  
before me this 1st day  
of November, 2018 :

Antonio J. [Signature]  
(Owner to Sign Here)

R. AUTHORIZATION BY OWNER:

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

To the approving Board of the Township of Brick:

\_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_

Owners Signature

S. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

(☒) Applicant ( ) Owner ( ) Attorney

Name and Firm Vilamoura, LLC

Address 31 Tannery Road, Branchburg, NJ 08876

T. WITNESS FOR APPLICANT

Identifying letter to proceed name of witness:

S – Self/Relative N – Neighbor O – Other  
T – Twp. Employee E – Expert

1. E Joshua M. Sewald, PE, PP  
Name

2. \_\_\_\_\_  
Name

3. \_\_\_\_\_  
Name

4. \_\_\_\_\_  
Name

5. \_\_\_\_\_  
Name

[Signature]  
THERESE CUCCHI  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2408057  
MY COMMISSION EXPIRES MAY 22, 2021