

APPLICATION FOR SUBDIVISION, SITE PLAN OR LOT CONSOLIDATION REVIEW
OCEAN COUNTY PLANNING BOARD

129 Hooper Avenue, PO Box 2191
Toms River, NJ 08754-2191
Telephone (732) 929-2054
FAX (732) 244-8396

INSTRUCTIONS: All Applications for subdivision, site plan or lot consolidation requires three (3) completed copies of this application form, the original plat or site plan map plus three (3) paper copies. All applications must be filed at the Planning Board office no later than five (5) working days prior to a scheduled meeting date.

1. Municipality or municipalities in which project is located Township of Brick
2. Project name or description Laurelton School Minor Subdivision
3. Tax lot number(s) 6 Tax block number(s) 867
4. Tax map book(s) Township of Brick Tax map sheet(s) 47
5. Location of project (street or streets) 32-34 Princeton Avenue

6. Type of Application (check appropriate block or blocks)
Major Subdivision [X] Preliminary [ ]
Minor Subdivision [ ] Final [ ]
Site Plan [ ] Reapproval\* [ ]
Lot consolidation [ ]
\*Date(s) of Original Approval
Other (specify)

7. Site size (acres) 3.18 No. of existing lots 1
No. of proposed lots 2

8. Existing use (s) Vacant School and Central Receiving Building

9. Proposed use (s) Central Receiving Building to be retained; School Structure for sale

10. (Residential) Total no. of Proposed Dwelling Units
Unit Type: Single Family [ ] No. of Units
Duplex [ ] No. of Units
Townhouses [ ] No. of Units
Condominium [ ] No. of Units
Apartments [ ] No. of Units
Other [ ] No. of Units

Gross Density Net Density
Average Lot Size

11. (Non-Residential) Number of Buildings 2 Existing and 2 Proposed. No additional Structures
Building Size Single Story Square Feet 6,300 s.f (school) and 7,200 s.f. (receiving)
Estimated Number of New Employees 4

12. Parking Areas (sq. ft.) 7,500 s.f. Number of Spaces 25 (Approximate)

13. Amount of site covered with impervious surfaces 55% or 1.75 Acres

14. Is a Variance Required Yes

15. Applicant: Name Brick Township Board of Education Title
Firm or Company Brick Township Board of Education
Address 101 Hendrickson Avenue, Brick, NJ 08724
Corporate Representative James Edwards, Administrator
Telephone (732) 785-3000

16. Owner: Name Same as above
Address
Corporate Representative
Telephone

17. Engineer: Name Elissa C. Commins P.E. License No. 43116
Firm or Company Birdsall Services Group, Inc.
Address 611 Industrial Way West, Eatontown, NJ 07724
Telephone (732) 380-1700

18. Attorney or Other Representative:

Name Ed Feurey Title Esquire
Firm Berry, Sahradnic, Kotzas & Benson
Address 212 Hooper Avenue, Toms River, NJ 08753
Telephone (732) 349-4800

19. Comments or notes Site currently contains 2, principal structures and a fence dividing the parcel. From all existing visual observation, the site appears to be two lots. The proposed subdivision would result in each lot containing one principal use.

FOR APPLICATION WITHIN PINELANDS DEVELOPMENT REVIEW JURISDICTION

20. Pinelands Certificate of Filing Docket No.
Date of Issue

21. Location of Site: Pinelands Preservation Area
Pinelands Protection Area
Pinelands National Reserve

22. Land Capability District(s)

23. Pinelands Development Review Permit No.
Date of Issue

Type of Approval: Final Final with conditions

(if conditional, attach copies of all conditions)

24. Has this project undergone any design, engineering, or other changes, including changes made in response to conditions imposed by the Pinelands Commission following receipt of a Pinelands Certificate of Filing? yes no

If yes, describe changes

FOR PLANNING BOARD USE

O.C.P.B. Code Number Date received

ACTION TAKEN

PRELIMINARY PLAT

FINAL PLAT

Preliminary Approval Final Approval

Conditional Preliminary Approval Conditional Final Approval

Disapproval Disapproval

Other

Date Action Taken

Date of Final Approval

Drainage Assessment Amount

Right-or-Way Dedication/Easement

Conditions

Has this application undergone any design, engineering, or other changes following receipt of any of the following actions:

Pinelands Commissions Certificate of Filing YES NO
Pinelands Commissions Development Review YES NO
Ocean County Planning Board Preliminary Approval YES NO
Pinelands Commissions Review of O.C.P.B. Preliminary Approval YES NO
Pinelands Commissions Review of O.C.P.B. Final Approval YES NO

Describe changes

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application NO. \_\_\_\_\_

Planning Board \_\_\_\_\_ Zoning Board \_\_\_\_\_ Date of Submission \_\_\_\_\_  
Mo. Day Yr.

Application Fee \$ \_\_\_\_\_

Escrow Fee \$ \_\_\_\_\_

A. Applicant Brick Township Board of Education  
 Name  
101 Hendrickson Avenue  
 Street Address  
Brick, NJ 08724  
 City & State Zip Code  
732-785-3000 732-458-3670  
 Telephone # Listed (  ) Unlisted ( ) Fax #

(If not owner, set forth ownership interest, contact purchaser, etc., & attach copy of document following same).

Owner Brick Township Board of Education  
 Name  
Same as above  
 Street Address  
 \_\_\_\_\_  
 City & State Zip Code  
 \_\_\_\_\_  
 Telephone # Listed ( ) Unlisted ( ) Fax #

B. TYPE OF APPLICATION: New  Amended \_\_\_\_\_

- |  |                                       |
|--|---------------------------------------|
| 1. Minor Subdivision <input checked="" type="checkbox"/> | 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<br>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 \_\_\_\_\_ Type Variance \_\_\_\_\_  
Mo. Day Year

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

D. Location: 32-34 Princeton Avenue  
 Street Address

47 867 6  
 Tax Map # Block (s) Lot (s) #

Type of Road: Cul-de-sac \_\_\_\_\_ Secondary \_\_\_\_\_  
 Minor \_\_\_\_\_ Major x (N.J.S.H. 88)  
 Collector x Arterial \_\_\_\_\_

Number of proposed streets w/names:  
N/A

Zone District:

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

Office Professional/Light Industrial

O-P \_\_\_\_\_  
 O-P-T \_\_\_\_\_  
 M-1 \_\_\_\_\_

E. DESCRIPTION OF PROPOSED USED:

1. Present Use Vacant - Former School / Central Receiving
2. Proposed Use Unknown / Central Receiving
3. No. of Lots/Units 2 Lots Proposed
4. Brief Description of Application Subdivide parcel for sale of former Laurelton School. Central Receiving to be retained.

5. Lot Size:

	Frontage/Width	Depth	Lot Area Sq. Feet	Lot Area Acres
<u>Proposed:</u>	_____	_____	_____	_____
<u>Required:</u>	<u>200 ft</u>	<u>200 ft</u>	<u>N/A</u>	<u>2</u>

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

If yes please describe: \_\_\_\_\_

6. Primary Building Setback Requirements:

	Front	Sides	Rear
<u>Proposed</u>	<u>75 ft</u>	<u>30 ft</u>	<u>50 ft</u>
<u>Required</u>	_____	_____	_____

7. Accessory Building Setback Requirements:

	Side	Rear
<u>Proposed</u>	<u>20 ft</u>	<u>50 ft</u>
<u>Required</u>	<u>20 ft</u>	<u>50 ft</u>

8. Height:

Proposed < 35 ft  
Max. Allowed 35 ft

9. Percent of Lot Coverage Building

Proposed < 15%  
Allowed 25%

10. With Percent Impervious Coverage

Proposed < 65%  
Allowed 65%

11. Gross Floor Area

Proposed \_\_\_\_\_ Sq. Ft.  
Min. Required 2,000 Sq. Ft.

12. Number of Parking Spaces:

<u>Proposed</u>	<u>Off Street</u> <u>4</u>	<u>Loading</u> <u>30' x 30'</u>
<u>Min. Req.</u>	<u>2</u>	<u>20' x 30'</u>

13. Basis for determining parking requirements: Light Industrial

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

Show parking calculations: 1 space per 1-1/2 emp. per max shift

F. UTILITIES

1. Water: Will the 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 B.T.M.U.A. ? Yes \_\_\_\_\_ No X  
Has application been approved? N/A Denied \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_
2. Sewerage: Will this application require new sewage lines in streets? Yes \_\_\_\_\_ No X  
Will the application require expansion of existing lines? Yes \_\_\_\_\_ No X  
Will this application require a septic system? Yes \_\_\_\_\_ No X
3. Gas: Natural Gas X Existing X Above Ground \_\_\_\_\_  
Propane \_\_\_\_\_ Proposed \_\_\_\_\_ Below Ground X
4. Electric: Existing X Above Ground X  
Proposed \_\_\_\_\_ Below Ground \_\_\_\_\_

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

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_

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

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

J. Has application been made to the Tax Assessor for Block & Lot assignments: Yes X No \_\_\_\_\_

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

Undersized Properties, Lot Width, Lot Depth, Front Yard Setback,

Side Yard Setback

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

Undue hardship consideration (C1 or C2): Existing structures on property with no proposed changes at this time. Subdivision will allow each building to exist on individual lots.

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

None

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

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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 X

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.	<u>1</u>	<u>Survey</u>			
2.	<u>      </u>	<u>Subdivision Map</u>			
3.	<u>      </u>	<u>      </u>			
4.	<u>      </u>	<u>      </u>			
5.	<u>      </u>	<u>      </u>			

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Engineer/  
Surveyor  
Frank J. Barlowski, PLS  
Name  
Birdsall Services Group, Inc., 611 Industrial Way West  
Address  
Eatontown NJ 07724  
City State Zip Code  
732-380-1700 x1286 732-380-1701  
Phone # Fax #
2. Architect  
N/A  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City State Zip Code  
\_\_\_\_\_  
Phone # Fax #
3. Site Planner  
Elissa Commins, PE, PP, CME, CPWM  
Name  
Birdsall Services Group, Inc., 611 Industrial Way West  
Address  
Eatontown NJ 07724  
City State Zip Code  
732-380-1700 x1248 732-380-1701  
Phone # Fax #
4. Attorney  
Ed Feuery, Esq., Berry Sahradic, Kotzas & Benson  
Name  
212 Hooper Avenue, PO Box 757  
Address  
Toms River NJ 08753  
City State Zip Code  
732-349-4800 732-349-1983  
Phone # Fax #

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

This will certify that James Edwards

Title Administrator of (Corporation Name & Address)  
The Brick Township Board of Education

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)

Brick Township Board of Education  
Name

\_\_\_\_\_  
Administrator

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

James Edwards 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 \_\_\_\_\_ day:  
of \_\_\_\_\_, 20\_\_\_\_\_:

\_\_\_\_\_  
Applicant to sign here



Q. AFFIDAVIT OF OWNERSHIP:  
STATE OF NEW JERSEY

COUNTY OF OCEAN

James Edwards of full age being duly sworn according to law on oath  
deposed and says, that all the deponents reside at \_\_\_\_\_  
in the \_\_\_\_\_ of and State of \_\_\_\_\_  
that Brick Bd. of Education 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) 867  
Lot (s) 6  
Street Address 32-34 Princeton Avenue

Sworn and Subscribed to  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_:

\_\_\_\_\_  
(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 Ed Feurey, Esq., Berry, Sahradnic, Kotzas & Benson

Address 212 Hooper Avenue, Toms River, NJ 08753

T. WITNESS FOR APPLICANT

Identifying letter to proceed name of witness:

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

- |    |   |    |               |
|----|---|----|---------------|
| 1. | <u>E</u> <u>Elissa C. Commins</u><br>Name | 2. | _____<br>Name |
| 3. | _____<br>Name                             | 4. | _____<br>Name |
| 5. | _____<br>Name                             |    |               |

### Checklist for Minor Subdivision

BRICK TOWNSHIP PLANNING BOARD/BOARD OF ADJUSTMENT

CHECKLIST

MINOR SUBDIVISION

The following information must be addressed before the application can be deemed complete:

1.  Scale 1"=10, 20, 30, 40, or 50 feet
2.  Date and location of subdivision
3.  Tract boundary lines, R.O.W's, easements
4.  All lot lines (existing and proposed)with dimensions, bearings and radii information
5.  Existing & proposed block and lot numbers (approved by Tax Assessor)
6.  All minimum building set back lines
7.  Location of all existing and proposed monuments
8.  Reference Meridian
9.  Graphic and numeric scale
10.  Names of owners of adjoining lands with lot and block numbers delineated
11.  Surveyor's certification with address and license number
12.  Survey accuracy 1:15,000
13.  Applicant's certification
14.  Certification of taxes paid to date **None - tax exempt**
15.  Proof of title
16.  Signature of land owners
17.  Zoning District
18.  Tax Map Sheet Number
19.  Title to read "Minor Subdivision"
20.  Dimensions and areas of proposed lots

Checklist -Minor Subdivision

**waiver**

21.  Existing structures, streams and woods within 200 feet of the site

22.  Signature blocks for Planning Board/Board of Adjustment officials located above title block on each sheet

23.  4 prints-1 + 4 copies of application-Planning Board

4 prints- 1 +4 copies of application-Board of Adjustment  
**waiver requested**

24.  Appropriate fee

25.  For applications involving variances, an area map delineating the areas of all lots within 200 feet must be supplied

26.  N/A For properties abutting tidal waters, the MHW elevation referenced to N.G.V.D. must be indicated on the plan

This checklist is not intended as a substitute to the Zoning and Subdivision Ordinances which should be referred to for all Design Standards and Requirements.

