

RIDER TO APPLICATION OF GROEZINGER PROVISIONS, INC., 1200 SEVENTH AVENUE, BLOCK 415, LOT 13

The property currently owned by Groezinger Provisions, Inc. has long been used for the processing of meat, under approvals issued by the Board of Adjustment and the Planning Board of the Township of Neptune. All of the prior approvals which date back to 1964 were obtained by S. Haydu & Sons, Inc. The property was purchased by Ewald Groezinger in 1982 for the operation of Groezinger Provisions, Inc., currently trading as Alexian Pate and Specialty Meats, and has been operated continuously since that time by the Groezinger family.

The Applicant recently applied for a zoning permit for interior renovations designed to accommodate improved equipment and to provide for greater efficiency. No exterior expansion of the building has been or will be undertaken nor will there be any change, expansion or intensification of the non-conforming use.

It was discovered by the Land Use Officer, however, that the current configuration of the property did not match that which was shown on a previously improved site plan. A zoning permit was issued for the interior alterations, conditioned upon the filing of this application for preliminary and final amended site plan approval.

The prior actions of the Township's approving agency involving the property were as follows:

1. April 8, 1964, the Board of Adjustment approved an Application for a sign variance as well as an Application to permit the construction of a truck storage garage and internal loading platform. A copy of the minutes of the meeting of the Board of Adjustment of April 8, 1964 is annexed hereto as Exhibit "A".
2. January 11, 1973, the Township's Planning Board approved an Application for site plan approval for an addition to the building on the property. A copy of the minutes of the Planning Board of January 11, 1973 is annexed hereto as Exhibit "B".
3. February 20, 1975 – site plan approval for the operation of an industrial use for the processing of meat was approved by the Township Planning Board. A new amended copy of the Resolution of approval and minutes of the February 20, 1975 meeting is annexed hereto as Exhibit "C".

The site plan has been amended to reflect the conditions which have existed for some time and which remain the current conditions of the property.