



Fee Date: 01/06/2020

Check #: 60488

Cash: 0

ZONING PERMIT

ID: 552012707

Date: 01/14/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input checked="" type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. **Location of property for which zoning permit is desired:**

Street Address: 1200 07TH AVE **Block:** 415 **Lot:** 13 **Zone:** R-4

2. **Applicant Name:** Chris Becker - Ondra-Huyett Associates Inc **Phone No.** (610)366-1709 **Fax No.**

Applicant's Address: 7584 Morris Court Suite 210 Allentown, PA 18106

Email: cbecker@ohainc.com

3. **Property Owner Name:** GROEZINGER PROVISIONS, INC **Phone No.** (800)927-9473 **Fax No.**

Property Owner's Address: 1200 SEVENTH AVENUE NEPTUNE, NJ 07753

Email: alexandra@alexianpate.com

4. **Present Approved Zoning Use of the Property:** Nonconforming Meat Processed from Carcasses

5. **Proposed Zoning Use of the Property:** Nonconforming Meat Processed from Carcasses

6. **Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.**

"Renovations of food processing line. Changing out process room to allow new equipment to be installed. Ondra-Huyett Associates Inc. is doing removal of some non-bearing walls and adding some electrical & plumbing fit-outs for new equipmanr. Additionally, some epoxy floor touch-ups where non-bearing walls will be removed. Existing food processing operations are conducted in several small inter connected rooms. Scope of work for this project includes removing several non-bearing walls to create a large open food processing space where line equipment is scheduled to be installed. This now open space will be more conducive to the flow of processing packaging of food products. The

intensity of use is expected to remain the same as the current use. The proposed changes that Groezinger Provisions wishes to make, will not have any additional impact or effect on the neighborhood. Groezinger Provisions operates Monday -Friday feom 7 am -3:30 pm with 23 employees on a single shift, and does not intend to add additional shifts nor employees as it has been done for more than 10 years."

7. **Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?**

Yes No If Yes, state date: 12/03/2019

Board: Resolution # (if any):DENIED (submit a copy of the Resolution)

8. **For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:**

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

40:55D-68.3.Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

02/19/2020 The property is located within the R-4 Zoning District. The present approved zoning use of the property is a Nonconforming Meat Processed from Carcasses.

The applicant indicates the property has not been subject of any prior application to the zoning Board of Adjustment or Planning Board. The applicant has filed false information. The property has been subject of prior application to the Zoning Board of Adjustment and Planning Board.

The applicant describes the proposed work in detail:

"Renovations of food processing line. Changing out process room to allow new equipment to be installed. Ondra-Huyett Associates Inc. is doing removal of some non-bearing walls and adding some electrical & plumbing fit-outs for new equipmanr. Additionally, some epoxy floor touch-ups where non-bearing walls will be removed. Existing food processing operations are conducted in several small inter connected rooms. Scope of work for this project includes removing several non-bearing walls to create a large open food processing space where line equipment is scheduled to be installed. This now open space will be more conducive to the flow of processing packaging of food products. The intensity of use is expected to remain the same as the current use. The proposed changes that Groezinger Provisions wishes to make, will not have any additional impact or effect on the neighborhood. Groezinger Provisions operates Monday -Friday feom 7 am -3:30 pm with 23 employees on a single shift, and does not intend to add additional shifts nor employees as it has been done for more than 10 years."

The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. The applicant has submitted copies of the site plan provided utilized in prior Board application. The submitted does not display the existing conditions of the property. The site plan submitted with this zoning permit application is false.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 422-C-2:

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

2 The change of a non-conforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous non-conforming use, and a reversion to the previous non-conforming use shall not be permitted.

ZONING NOTES:

- Per meeting with Roger J. McLaughlin, the company has reduced to one commercial truck, therefore the 5 interior parking spaces for commercial trucks is no longer needed. The space utilized from the 5 commercial trucks will be utilized to store the commercial equipment in the trailers, stored in the parking lot.

INTERIOR REMODELING:

- Per meeting with Roger J. McLaughlin, the company is proposing interior remodeling to the building to update appliances and equipment.

CONDITION OF APPROVAL = Per meeting with Roger J. McLaughlin, application will be made to the Zoning Board of Adjustment for site plan approval. Application to the Zoning Board of Adjustment shall be made within forty five (45) days of this zoning determination date.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement