



Fee Date: 05/05/2020  
Check #: 506  
Cash: 0

**ZONING PERMIT**

ID: 552389112

Date: 05/12/2020

Fee: \$ 35.00

**PROPOSED WORK**

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

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://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: 704 HIGHWAY 35 Block: 701 Lot: 1 Zone: C-1**
2. **Applicant Name: M & M AT NEPTUNE, LLC Phone No. (732)985-1900 Fax No.**  
**Applicant's Address: 1260 STELTON ROAD PISCATAWAY, NJ 08854**  
**Email: raulenbach@edgewoodproperties.com**
3. **Property Owner Name: M & M AT NEPTUNE, LLC Phone No. (732)985-1900 Fax No.**  
**Property Owner's Address: 1260 STELTON ROAD PISCATAWAY, NJ 08854**  
**Email: raulenbach@edgewoodproperties.com**
4. **Present Approved Zoning Use of the Property: Vacant**
5. **Proposed Zoning Use of the Property: Grocery Store**
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.**  
  
"Proposed use is a 20,442 SF discount supermarket with associated parking and infrastructure. Use is permitted in C-1 zone. Bulk variances and waivers will be requested upon application to Planning Board."
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:

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

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

Building Coverage: 3.46 %

Lot Coverage: 21.40 % (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:**

05/12/2020 This zoning permit application submission consists of:

- One (1) Zoning Permit Application
- Two (2) sets of Construction Plans containing: Title Sheet; General Notes & Legend; Existing Conditions Plan; Demolition & Tree Removal Plan; Proposed Site & Geometry Plan; Proposed Signage & Striping Plan; Proposed Utility Plan; Proposed Grading Plan; Proposed Drainage Plan; Proposed ADA Grading Plan; Environmental Permitting Plan; Proposed Erosion Control Plan; Erosion Control Notes & Details I; Erosion Control Notes & Details II; Proposed Utility Profiles; Construction Details I; Construction Details II; Construction Details III; Proposed Truck Turning Plan; Proposed Landscape Plan; Landscape Notes & Details; Proposed Lighting Plan; Lighting Notes & Details

The property is located within the C-1 Zoning District. The applicant indicates the present zoning use of the property to be "Coca Cola Facility". This is false. The present zoning use of the property is vacant. The property consists of one vacant building with accessory structures.

The applicant describes the proposed work in detail:

"Proposed use is a 20,442 SF discount supermarket with associated parking and infrastructure. Use is permitted in C-1 zone. Bulk variances and waivers will be requested upon application to Planning Board."

The applicant does not provide a detailed description for all proposed zoning related construction.

**DEMOLITION:**

**ZONING NOTES:**

- The applicant is proposing to demolish the principal and accessory structures on the property, generating a vacant lot.

**NEW COMMERCIAL BUILDING:**

**ZONING NOTES:**

- The applicant is proposing the construction of a new building that contains more than one thousand square feet of gross floor area.
- The applicant is proposing the construction that contains more than four thousand square feet of impervious surface.
- The applicant requires a major site plan review.

**ADDING A NEW USE TO THE PROPERTY:**

- The applicant is proposing to add a Grocery Stores use (4451) [improperly identified as "discount supermarket"] to the property.
- The Grocery Stores use (4451) comprises establishments primarily engaged in retailing a general line of food products.

Planning Board approval is required for major site plan review

\*Returned to the applicant:

- One (1) Zoning Determination
- One (1) set of Construction Plans containing: Title Sheet; General Notes & Legend; Existing Conditions Plan; Demolition & Tree Removal Plan; Proposed Site & Geometry Plan; Proposed Signage & Striping Plan; Proposed Utility Plan; Proposed Grading Plan; Proposed Drainage Plan; Proposed ADA Grading Plan; Environmental Permitting Plan; Proposed Erosion Control Plan; Erosion Control Notes & Details I; Erosion Control Notes & Details II; Proposed Utility Profiles; Construction Details I; Construction Details II; Construction Details III; Proposed Truck Turning Plan; Proposed Landscape Plan; Landscape Notes & Details; Proposed Lighting Plan; Lighting Notes & Details

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement

