



Public Notices

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NOTICE OF PUBLIC HEARING
PLANNING BOARD
NEPTUNE TOWNSHIP, N.J.

PLEASE TAKE NOTICE that the Omni Center Condominium Association has made application to the Neptune Township Planning Board for approval of a minor site plan and bulk variances and for the consolidation of two contiguous lots which application involves Lot 3 in Block 1203 and Lot 4 in Block 1203 on the tax map of the Township of Neptune. Lot 3, Block 1203, located in the C-6 zone and is fully developed with a medical office building and associated parking and site improvements. Lot 4, Block 1203, is contiguous to Lot 3 along Neptune Boulevard. The size of that lot is approximately 5,000.42 square feet and is also located in the C-6 zone and contains a pre-existing non-conforming single-family house. The Applicant proposes to demolish the house on Lot 4 and consolidate Lot 4 with Lot 3 and make minor revisions to the existing site plan for Lot 3 that contains a medical office building without any increase in the size of the medical office building. Applicant is seeking the following variances related to the proposed development. A variance for the maximum impervious coverage permitted where 80% is permitted, 80.79% exists, which was previously approved, and proposed is 81.24%. Applicant also seeks a parking variance. Based on the ordinance calculation using the total square footage of the building, 74.9 parking spaces are required, 87 spaces exist and were previously approved as part of a prior site plan for the site, and Applicant now proposes a total of 98 parking spaces including handicapped parking spaces. The ordinance provides a minimum number of parking spaces required and provides the Board can determine the appropriate amount of parking but not to exceed 20% of the minimum requirement. Applicant exceeds the minimum requirement by more than 20%, and therefore, a variance is required. Additionally, no EV spaces exist on the site, and Applicant is adding eight new spaces which may require one additional EV space. Applicant will comply with this or any other requirement required by State statute for the EV spaces. Applicant also requests a variance for pre-existing height of light poles on the property, which are at a height of 23 feet where 14 feet is permitted. However, Applicant is adding five new light poles. Some of these are simply moving existing light poles to different sites, and all the new poles will meet the 14-foot height requirement. Applicant also seeks a variance for the screening of the loading area, which is within the newly proposed parking area. Applicant also seeks a waiver of the buffering required for the loading area. Applicant also seeks any and all design waivers that may be required by the Board, including the width of the proposed

driveway at 27 feet, where a maximum of 24 is required. To the extent required, Applicant seeks a waiver for the proposed parking encroaching in a front yard area along Neptune Boulevard. Applicant further seeks a design waiver for the width of the driveway and a parking aisle width of 20 feet.

Applicant shall also seek any additional variances or design waivers that the Board determines necessary at the time of the public hearing, and the application will deem amended to include any such additional waivers or variances.

A public hearing has been scheduled for this matter on Wednesday, March 25, 2026, at 7:00 P.M. conducted at the Municipal Complex, 2nd Floor Committee Meeting Room located at 25 Neptune Blvd., Neptune Township, N.J.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board. All documents related to the application are on file and may be inspected in the office of the Planning Board at the Neptune Municipal Complex, 25 Neptune Boulevard, Neptune, NJ 07753, during the hours of 9:00 a.m. to 3:00 p.m., Monday through Thursday or if you would prefer to have the documents e-mailed, you may contact the Board Office at HKepler@neptunetownship.org or (732) 988-5200, Ext. 270.

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Dated: March 5, 2026
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