

WILENTZ

— ATTORNEYS AT LAW —

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March 19, 2020

VIA UPS OVERNIGHT

Kristie Dickert, Administrative Officer
Zoning Board of Adjustment Secretary
Township of Neptune
25 Neptune Boulevard
Neptune, NJ 07753

**Re: Rishi Realty, LLC
Use Variance Application
1729 Asbury Avenue
Block 705 Lot 7
Neptune Township**

Dear Ms. Dickert:

This firm represents Rishi Realty, LLC (the “Applicant”) in this matter. Enclosed, for initial filing, please find the following:

1. Two (2) checks made payable to “Township of Neptune” in the amounts of \$750.00 and \$1,000.00, representing the application fee and escrow, respectively.
2. Twenty-five (25) application packets, which include the following:
 - a) Application Checklist;
 - b) Application for Use and/ or Bulk Variances, with Rider attached;
 - c) Zoning Denial, dated February 4, 2020;
 - d) Zoning Violation, dated January 30, 2020;
 - e) Property Deed;
 - f) Corporate Disclosure for Rishi Realty, LLC;
 - g) Certification of taxes paid, dated March 10, 2020;
 - h) Open Public Records Act request for 200’ property list, dated March 5, 2020;

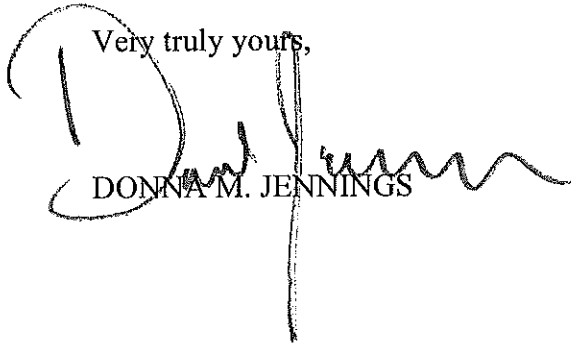
3. Executed W-9.
4. Twenty-five (25) copies of the Survey prepared by Charles Surmonte, P.E., P.L.S., dated October 4, 2011.

Checklist waivers are requested as to the Community Impact Statement and Tree Removal Application package, as the application involves an existing development and no changes or alterations to structures are proposed. Please see the Application Rider for further justification.

Please be advised that pursuant to N.J.S.A. 40:55D-76b, applicant is submitting a bifurcated application seeking use variance only at this time. If the Zoning Board grants applicant's use variance request, a site plan application will be filed, if deemed necessary.

If you need any further documentation prior to the May 6, 2020 public hearing, please advise.

Very truly yours,



DONNA M. JENNINGS

DMJ:mb

enc.

cc: Ashonk Nanda
Andrew Janiw, P.P.
Michael Tango, Jr.