

**COMPLETENESS CHECKLIST FOR USE AND/OR BULK VARIANCES (Revised 5/13/13)**

**Section §802B. Completeness Checklist for Use Variance and Bulk Variance Request.**

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

<u>C</u>	<u>N</u>	<u>N/A*</u>	<u>W*</u>	<b><u>ONLY FOLDED PLANS WILL BE ACCEPTED</u></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Twenty-five (25) copies of completed and signed application form which must include the following: <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Applicant's name, address, telephone number, facsimile number, and e-mail address (if applicable).</li><li><input checked="" type="checkbox"/> Property Owner's name, address, telephone number, facsimile number, and e-mail address (if applicable).</li><li><input checked="" type="checkbox"/> Applicant's interest in the property.</li><li><input checked="" type="checkbox"/> Name, address, telephone number, facsimile number, and e-mail address (if applicable) of the Applicant's attorney (if represented) as well as any and all other professional representative(s).</li><li><input checked="" type="checkbox"/> Street address of the property</li><li><input checked="" type="checkbox"/> Tax lot and block numbers of the property</li><li><input checked="" type="checkbox"/> Zoning District in which the property is located.</li><li><input checked="" type="checkbox"/> Description of the property</li><li><input checked="" type="checkbox"/> Description of the proposed development.</li><li><input checked="" type="checkbox"/> Type of application</li><li><input checked="" type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone</li><li><input checked="" type="checkbox"/> Executed copy of "Authorization &amp; Consent Form" Part "C"</li><li><input checked="" type="checkbox"/> Executed copy of "Certificate of Ownership" Part "D", if applicable</li><li><input checked="" type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable</li><li><input checked="" type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer).</li><li><input checked="" type="checkbox"/> Executed copy of "Escrow Agreement" Part "E"</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Twenty-five (25) copies of the property deed(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions]
				4. Required Plans folded, no larger than 30"x42":
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. Five (5) copies with initial submission and each subsequent submission for completeness review.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Six (6) copies of Tree Removal Application package in accordance with Section §525 (if applicable).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Community Impact Statement (for Use Variance only)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Application Fee \$ <u>7,261.52</u> Escrow Deposit \$ <u>14,000</u> In accordance with fee schedule.

C = Complete      N = Incomplete      N/A = Not Applicable

\* Any request for a "WAIVER" must include a written explanation for the request.

**COMPLETENESS CHECKLIST FOR SITE PLANS AND/OR SUBDIVISIONS (Revised 5/13/13)**

**Section 802A. Development Application Completeness Checklist**

Section §802 [Submissions required for all development applications, excluding Use Variances and Bulk Variances]

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

<u>C</u>	<u>N</u>	<u>N/A*</u>	<u>W*</u>	<b><u>ONLY FOLDED PLANS WILL BE ACCEPTED</u></b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Twenty-five (25) copies of completed and signed application form which must include the following: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone</li> <li><input checked="" type="checkbox"/> Executed copy of "Authorization &amp; Consent Form" part "C"</li> <li><input checked="" type="checkbox"/> Certificate of Ownership, if applicable part "D"</li> <li><input checked="" type="checkbox"/> Executed copy of Escrow Agreement part "E"</li> <li><input checked="" type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer).</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Twenty-five (25) copies of the property deed(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions]
				4. Required Plans folded no larger than 30"x42": <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> a. Twenty-five (25) copies of current signed &amp; sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor.</li> <li><input type="checkbox"/> b. Six (6) copies of Soil Erosion &amp; Sediment Control Plans and proof of submission to Freehold Soil Conservation District or letter of exemption from FSCD.</li> <li><input checked="" type="checkbox"/> c. Five (5) copies with initial submission and each subsequent submission for completeness review.</li> <li><input type="checkbox"/> d. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Six (6) copies of Tree removal Application package in accordance with Section §525
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Six (6) copies of Environmental Impact Statement [EIS]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Six (6) copies of Stormwater Management Report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Proof of submission to Monmouth County Planning Board [if applicable]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Copy of Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Proof of submission to CAFRA [if applicable]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Six (6) copies of Circulation Impact Study
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Community Impact Statement [for Major Site Plan and/or Major Subdivision only]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Application Fee \$ <u>7,261.52</u> Escrow Deposit \$ <u>14,000</u>

**In accordance with fee schedule.**

C = Complete N = Incomplete N/A = Not Applicable

\* Any request for a "WAIVER" must include a written explanation for the request. (Attach sheets as necessary)

Neptune Township  
25 Neptune Blvd.  
Neptune, New Jersey 07753  
732-988-5200 ext. 278 Fax 732-988-4259  
www.neptunetownship.org



Application # \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Date Filed \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
Hearing Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## Application for Site Plan and/or Subdivision

(Check all that apply)

**Preliminary**       **Minor Subdivision**       **Minor Site Plan**   
**Final**       **Major Subdivision**       **Major Site Plan**   
**Other**  **Explain:** Use Variance and Bulk Variance

**Please check one:**

Planning Board       Zoning Board of Adjustment

### Property Information:

1. Property address: 2419 Highway 33  
Block 1709      Lot 1      Zone C-5      Acreage 3.75

### Contact Information:

2. Name of applicant: PSI Atlantic Neptune NJ, LLC  
Mailing address: c/o Jennifer S. Krimko, Esq.  
Phone # (732) 643-5284      Fax # (732) 643-5294      Cell # \_\_\_\_\_  
E-mail address: jsk@ansellgrimm.com
3. Interest of Applicant if other than owner: Contract purchaser
4. Contact Person: Jennifer S. Krimko, Esq.  
Mailing Address: 1500 Lawrence Avenue, Ocean, NJ 07712  
Phone # (732) 643-5284      Fax # (732) 643-5284      Cell # \_\_\_\_\_  
E-mail address: jsk@ansellgrimm.com
5. Name of owner: Variety Growers, Inc. (formerly Shore Orchid Growers-Variety Grower)  
Mailing address: 2419 Highway 33, Neptune, NJ 07753  
Phone # \_\_\_\_\_      Fax # \_\_\_\_\_      Cell # \_\_\_\_\_  
E-mail address: \_\_\_\_\_
6. Name of applicant's Attorney: Jennifer S. Krimko, Esq.  
Mailing Address: 1500 Lawrence Avenue, Ocean, NJ 07712  
Phone # (732) 643-5284      Fax # (732) 643-5294      Cell # \_\_\_\_\_  
E-mail address: jsk@ansellgrimm.com

7. Name of applicant's Engineer: Jason L. Fichter, PE, PP, CFM, CME - InSite Engineering, LLC  
 Mailing Address: 1955 Route 34, Suite 1A, Wall, New Jersey 07719  
 Phone # (732) 531-7100 Fax # (732) 531-7344 Cell # \_\_\_\_\_  
 E-mail address: jason@insiteeng.net

**Detail Property Information:**

8. Existing use of property: Garden Center  
 9. Proposed use of property: Three-story, Self storage facility  
 10. Special Flood Hazard Area: Zone AE

**Detail Proposed Information:**

11. Proposed number of lots, if applicable N/A - SEE SITE PLAN FOR ZONING INFORMATION

	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
<b>Lot Size</b>			
<b>Lot Coverage</b>			
<b>Building Coverage</b>			
<b>Building Height</b>			
<b>Front Setback</b>			
<b>Rear Setback</b>			
<b>Side Setback</b>			
<b>Combined Side Setback</b>			

(If multiple lots and/or buildings are proposed, please attach detailed listings)

12. Has there been any previous applications involving these premises? Yes  No  Unknown

If so, when \_\_\_\_\_

Result of decision \_\_\_\_\_

13. List of variances requested with Section reference [attach forms as necessary]

SEE ATTACHED LIST OF VARIANCES

14. If a Zoning denial has been received as part of this application, please attach. N/A

The required submission for all applications to be complete is twenty-five (25) copies of completed application form inclusive of any supporting information; and twenty-five (25) copies plus one (1) CD\* of survey and/or any plan(s), with one (1) additional copy of survey and/or any plan(s) on 11" x 17" sheet(s).

\* See Section 802A. Development Application Completeness Checklist for details on submission requirements.

**AFFIDAVIT OF APPLICATION**

State of New Jersey  
County of Monmouth

PSI Atlantic Neptune NJ, LLC

being of full age, being duly sworn according to

**(Insert Applicant's Name)**

Law, on oath depose and says that all the above statements are true.

[Redacted Signature]

**(Original Signature of Applicant to be Notarized)**

Jerry M. Tillman, Jr., Member

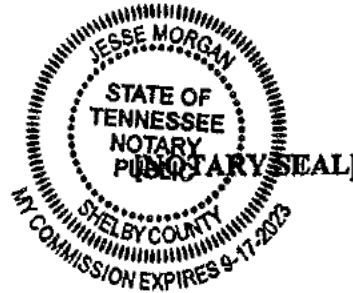
**(Print Name of Applicant)**

Sworn and subscribed before me this

5 day of March, 2020

[Handwritten Signature]

**Signature of Notary Public**



**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT  
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**  
*[Original signatures only -- copies will not be accepted]*

IN THE MATTER BEFORE THE Zoning Board of Adjustment  
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Variety Growers, Inc., WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

2419 Highway 33, Neptune, NJ 07753 OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH  
THIS APPLICATION DESIGNATED AS BLOCK(S) 1709 LOT(S) 1

ALSO KNOWN AS 2419 Highway 33  
(Insert physical address of the subject property)

I/WE AUTHORIZE PSI Atlantic Neptune NJ, LLC  
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

Variety Growers, Inc.


(Original Signature of Owner to be Notarized)  
By: Douglas Fight, President

(Original Signature of Owner to be Notarized)

CRAIG S. WATKINS JR.  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 9, 2023

[NOTARY SEAL]

Sworn and subscribed before me this  
3 day of March, 2020

  
Signature of Notary Public

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 3/3/20

Variety Growers, Inc.



**Signature of Property Owner**

By: Douglas Flight, President

**STATEMENT FROM TAX COLLECTOR**

Block 1709 Lot 1

Property Location 2419 Highway 33

Status of municipal taxes \_\_\_\_\_

Status of assessments for local improvements \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature of Tax Collector

# Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: PSI Atlantic Neptune NJ, LLC  
[please print]

Property Address: 2419 Highway 33 Block 1709 Lot 1

Applicant's Name: PSI Atlantic Neptune NJ, LLC  
[Print Name] [Signature of Applicant]

By: Jerry M. Tillman, Jr. Member

Owner's Name: Variety Growers, Inc.  
[Print Name] [Signature of Owner]

By: Douglas Fight, President

Date: 3/3/20



List of Waivers and Variances  
Applicant: PSI Atlantic Neptune NJ, LLC

**Variances**

1. Schedule A-2 (Use Regulation)- Self-storage facilities are not a permitted use in the C-5 Zone (Route 33W Commercial/Hospital Overlay)
2. Schedule B (Bulk Regulations) - Max. Building Height (stories) – 3 stories proposed, whereas 2 is maximum allowed.
3. Schedule B (Bulk Regulations) - Max. Building Height (feet) – 32.9' proposed, whereas 30.0' is maximum allowed.
4. §412.18 – Parking Prohibited in Front Setback – parking proposed within front setback.
5. §412.12(B) - Min. Loading Dimensions – 12.33' W x 30.0' L x 14.0' H proposed, whereas 15' W x 45' L x 15' H is the minimum required.
6. §416.07(B)(1)(a) Rev per §15-28 - Wall Mounted Signs, Max. Size
  - a. Primary sign area of 313.6 sf proposed, whereas 48 sf is the maximum permitted.
  - b. Secondary sign area of 106.3 sf, whereas 24 sf is the maximum permitted.
7. §416.07(B)(1)(b) Rev per §15-28 Wall Mounted Signs, Mounting Height – both signs exceed the 8' permitted.
8. §416.07(B)(1)(d) Rev per §15-28 Wall Mounted Signs, Max. Horizontal Dimension – Secondary sign 2 exceeds 75% of wall face.
9. §421.D.1. – Construction on steep slopes of fifteen (15) percent or greater, but less than twenty-five (25) percent.
10. §421.D.2. – Construction on critical slope areas (slopes of 25 percent or greater).

**Waivers**

1. §505(B)(4) - Max. Non-residential Use Driveway Width – 25' proposed, where a maximum of 24' is allowed.

**Existing non-conformities**

1. Schedule B (Bulk Regulations) - Min. Side Yard Setback, One Side –cell tower setback.