

**APPLICATION for SITE PLAN and/or SUBDIVISION**

- Check all that apply:     Preliminary             Minor Subdivision             Minor Site Plan  
                                  Final                             Major Subdivision             Major Site Plan  
 Other - Specify: Sign Variance

Please check one:     Planning Board     Board of Adjustment

**PROPERTY INFORMATION:**

1. Property Address: 2200-2250 Route 66, Neptune, NJ 07753  
Block: 802                      Lot: 1                              Zone: C-1                              Acreage: 21.555 (938,984 SF)

**CONTACT INFORMATION:**

2. Name of Applicant: Travis Godbeer, Director of Construction, Hobby Lobby, Inc.  
Mailing Address: 7707 SW 44th Street, Oklahoma City, OK 73179  
Phone #: [REDACTED]                      Fax #:                                                           Cell #:                                       
E-mail Address: travis.godbeer@hobbylobby.com
3. Name of Owner: John Azarian, Neptune Plaza Shopping Center, LLC  
Mailing Address: 6 Prospect Street, Suite 2A, Midland Park, NJ 07432  
Phone #: [REDACTED]                      Fax #:                                                           Cell #:                                       
E-mail Address: jazarian@azariangroup.com
4. Interest of Applicant, if other than Owner: Commercial Tenant
5. Name of Contact Person: Keri Williams, PE, CFM, Atwell, LLC  
Mailing Address: 1250 East Diehl Road, Suite 300, Naperville, IL 60563  
Phone #: (630) 577.0800                      Fax #:                                                           Cell #:                                       
E-mail Address: kwilliams@atwell-group.com
6. Applicant's Attorney: Gary E Cohen, Attorney                      Company: Gary E. Cohen, Attorney  
Mailing Address: 180 Main Avenue, Passaic, NJ 07055  
Phone #: (973) 472-7088                      Fax #:                                                           Cell #:                                       
E-mail Address: garyecohenesq@yahoo.com
7. Applicant's Engineer: John Nourzad, PE                      Company: Atwell, LLC  
Mailing Address: 1800 Parkway Place, Suite 700, Marietta, GA 30067  
Phone #: 404.805.5238                      Fax #:                                                           Cell #: (404) 805.5238  
E-mail Address: jnourzad@atwell-group.com
8. Applicant's Architect: Jeff Dalton                      Company: SGA Design Group  
Mailing Address: 1437 S. Boulder Ave., Suite 550, Tulsa, OK 74119.3609  
Phone #: (918) 587.8600                      Fax #:                                                           Cell #:                                       
E-mail Address: jeffd@sgadesigngroup.com
9. Applicant's Surveyor: David Hinson                      Company: Gallas Surveying Group  
Mailing Address: 2865 US Route 1, North Brunswick, NJ 08902  
Phone #: (732) 422.6700                      Fax #:                                                           Cell #:                                       
E-mail Address: dhinson@gallassurvey.com
10. Applicant's Planner: Kevin Apperson                      Company: Atwell, LLC  
Mailing Address: 9755 SW Barnes Road, Suite 150, Portland, OR 97225  
Phone #: (971) 334.8964                      Fax #:                                                           Cell #:                                       
E-mail Address: kapperson@atwell-group.com

**DESCRIPTION OF PROPERTY:**

11. Existing use of property: Retail Shopping Plaza for Permitted Uses within the Zoning District
12. Proposed use of property: Retail Shopping Plaza for Permitted Uses within the Zoning District
13. Special Flood Hazard Area: N/A

**DETAIL PROPOSED INFORMATION:**

14. Proposed number of lots, if applicable: N/A

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	2.5 Acres Minimum	21.555 Ac.	21.555 Ac.
LOT COVERAGE	60% Maximum	85.2%	85.2%
BUILDING COVERAGE	30% Maximum	24.3%	24.4%
BUILDING HEIGHT	40 Ft. Maximum	22-28 Ft.	32'-7"
FRONT SETBACK	50 Ft. Minimum	210.7 Ft.	210.7 Ft.
REAR SETBACK	40 Ft. Minimum	41.7 Ft.	41.7 Ft.
SIDE SETBACK	30 Ft. Minimum South/North	126.3 Ft./303.4 Ft.	126.3 Ft./288.6 Ft.
COMBINED SIDE SETBACK	60 Ft. Minimum	N/A	N/A

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

[See checklist for additional information](#)

15. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

YES  NO  UNKNOWN

If YES, please give date(s): \_\_\_\_\_

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

16. List of variances requested with Section (§) reference; attach additional forms as necessary:

Signage Variance for wall mounted sign size - Section 416.07.B.1.a.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

17. If a Zoning denial has been received as part of this application, please attach. [Copies Attached](#)

**The required submission for all applications to be complete is:**

- Twenty-five (25) copies of a completed application form, inclusive of any supporting information.
- Twenty-five (25) copies and one (1) CD\* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).

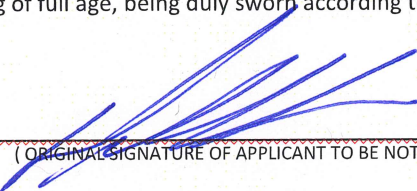
\*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

**AFFIDAVIT OF APPLICATION**

State of New Jersey  
County of Monmouth

Travis Godbeer, Hobby Lobby, Inc. , being of full age, being duly sworn according to Law, on oath  
( INSERT APPLICANT'S NAME )

deposes and says that all the above statements are true.



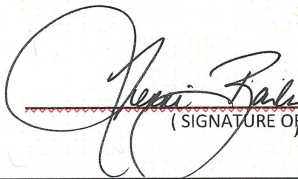
( ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED )

TRAVIS GODBEER

( PRINT NAME OF APPLICANT )

**Sworn and subscribed before me this**

7 day of June , 20 23

  
( 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 Planning Board in the Township of Neptune,  
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)  
State of New Jersey, County of Monmouth, I/We, Neptune Plaza Shopping Center, LLC,  
(INSERT PROPERTY OWNER'S NAME[S])  
with mailing address of 6 Prospect Street, Suite 2A, Midland Park, NJ 07432,  
(INSERT PROPERTY OWNER'S MAILING ADDRESS)  
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application

designated as Block(s) 802 Lot(s) 1,

also known as 2200-2250 Route 66, Neptune, NJ 07753  
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize John Azarian, Neptune Plaza Shopping Center, LLC  
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)

to appeal to the Planning Board/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 the decision of the Planning Board/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).


  
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

**John M. Azarian, Principal Manager**

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

12<sup>th</sup> day of June, 2023

  
(SIGNATURE OF NOTARY PUBLIC)

[ NOTARY SEAL ]

**SEPHORAH B. USHER**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 11/27/2023

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

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

Date: 6/12/23

  
\_\_\_\_\_  
John M. Azarian, Principal Manager  
(SIGNATURE OF PROPERTY OWNER)

**STATEMENT FROM TAX COLLECTOR**

Block: 802 Lot: 1

Property location: 2200-2250 Route 66, Neptune, NJ 07753

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 may include engineering, planning, architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, 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; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional 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, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

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 §1000 - Application and Escrow Fees, and agree to all conditions listed.

Name of Applicant: Travis Godbeer, Hobby Lobby, Inc.  
( PLEASE PRINT )

Property Address: 2200-2250 Route 66, Neptune, NJ 07753

Block: 802 Lot: 1

Applicant: Travis Godbeer,  
Hobby Lobby, Inc.  
( PRINT NAME ) ( SIGNATURE OF APPLICANT ) Date: \_\_\_\_\_

Owner: John M. Azarian,  
Neptune Plaza Shopping Center, LLC  
( PRINT NAME ) ( SIGNATURE OF OWNER ) Date: 6/12/23

**John M. Azarian, Principal Manager**

## ESCROW AGREEMENT

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

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, 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; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional 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, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

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 \$1000 - Application and Escrow Fees, and agree to all conditions listed.


---

Name of Applicant: Travis Godbeer, Hobby Lobby, Inc.  
( PLEASE PRINT )

Property Address: 2200-2250 Route 66, Neptune, NJ 07753

Block: 802 Lot: 1

Travis Godbeer,  
Applicant: Hobby Lobby, Inc.  
( PRINT NAME )

  
( SIGNATURE OF APPLICANT )

Date: 6-7-23

Kevin Pelio, Neptune Plaza  
Owner: Shopping Center, LLC  
( PRINT NAME )

\_\_\_\_\_  
( SIGNATURE OF OWNER )

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