



Fee Date: 06/16/2023

Check #: 2187

Cash: 0

ZONING REVIEW

ID: 561651182

Date: 06/27/2023

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.

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:** LI

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:**

5. **Proposed Zoning Use of the Property:**

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.**

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: 0

Lot Coverage: 0 (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:

06/27/2023 The applicant describes the proposed work in detail:

Proposed use is a 5,670 SF convenience store with gas in place of approved 4,500 SF convenience store with gas. Use is permitted in C-1 zone. Bulk variances and waivers will be requested upon application to Planning Board."

In review and comparison of the submitted plans to the Board approved signed plans, the applicant is not only proposing a change in size and dimension of a Board approved structure, but also proposing site plan changes to the Board approved parking, refuse and recycle centers, site configuration and layout.

Planning Board approval is required.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement