



Fee Date:  
Check #:  
Cash: 0

**ZONING REVIEW**

ID: 560675877

Date: 04/05/2023

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](http://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:** 1300 CORLIES AVE **Block:** 515 **Lot:** 13 **Zone:** C-6
2. **Applicant Name:** APWJ, LLC **Phone No.** (732)775-1660 **Fax No.**  
**Applicant's Address:** 1100 CORLIES AVENUE NEPTUNE, NJ 07753  
**Email:** salesman12@aol.com
3. **Property Owner Name:** APWJ, LLC **Phone No.** (732)775-1660 **Fax No.**  
**Property Owner's Address:** 1100 CORLIES AVENUE NEPTUNE, NJ 07753  
**Email:** salesman12@aol.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:

04/05/2023 The property is located within the C-7 Zoning District.

**The applicant indicates the present approved zoning use of the property to be "Autobody Shop". This is inaccurate. Indicating the correct zoning use of the property is pertinent information to the zoning review process. In referencing the zoning review note of the zoning determination issued to Joseph Marchese on 07-06-2021, "Pursuant to telephone conversation with Mr. Joseph Marchese, via telephone, and associate at the zoning counter, both on 07-06-2021, this zoning permit application is for the occupancy of a vacant building and for the proposed repair and interior remodeling of a nonconforming principal structure.**

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**The applicant/property owner certifies that the premises has been the subject of prior application to the Zoning Board of Adjustment and Planning Board. Copies of all resolutions were provided to Mr. Joseph Marchese with the zoning determination that was issued on 07-06-2021. No copies were provided with the submission of this**

**zoning permit application. Submitting copies of the Board resolutions with each zoning permit application submission is pertinent to the zoning review process.**

- Zoning Permits;
- Nonconforming Uses, Structures, and Lots;
- Parking Requirements;
- Refuse and Recycle Areas;
- Signs.

**Zoning Permits;**

Land Development Ordinance section 1102-A states:

- A When required. A zoning permit shall be issued prior to:
- 1 The commencement or change of use of a property, building or structure;
  - 2 The occupancy of any building or structure;
  - 3 The construction, erection, reconstruction, alteration, conversion, or installation of any building or structure;
  - 4 Issuance of a Certificate of Appropriateness, where applicable.

**ZONING NOTES:**

- **The applicant has submitted this zoning permit application to add a new use to the property. Per conversation with Mr. Marchese, via telephone, the property is now located within the C-7 Zoning District, and the use proposed is Household appliances stores (#4). This use coincides with NAICS #449, Furniture, Home Furnishings, Electronics, and Appliance Retailers. Industries in the Furniture, Home Furnishings, Electronics, and Appliance Retailers subsector retail new furniture, home furnishings, electronics, and appliances. Establishments in this subsector with fixed point-of-sale locations may operate from showrooms or other locations that have substantial areas for the presentation or demonstration of their products. Establishments in this subsector may provide incidental services, including interior decorating, product assembly, installation, or repair services.**
- **The proposed business name: Johnson's Restaurant Equipment, Inc.**
- **The proposed business owner: Joseph Marchese.**
- **The applicant indicates the proposed demolition and construction to the commercial building.**

**Nonconforming Uses, Structures, and Lots;**

Per Land Development Ordinance section 422-B:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

**ZONING NOTES:**

**- The existing Principal Structure is Nonconforming as it does not comply with the current Land Development Ordinance requirements.**

**- The existing Freestanding Sign is Nonconforming as it does not comply with the current Land Development Ordinance requirements and encroaches into the State Right-Of-Way.**

**- The applicant/property owner certifies that the premises has been the subject of prior application to the Zoning Board of Adjustment and Planning Board.**

B No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1 Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.

2 Normal maintenance and repair of a structure containing a non-conforming use is permitted, provided that it does not extend the area or volume of space occupied by the non-conforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.

3 A building containing residential non-conforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling unit.

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

1 A non-conforming use or structure abandoned in accordance with this Ordinance and accompanied by an intent on the part of the owner to abandon such use as evidenced by some act or failure to act which carries with it a sufficient implication that the owner neither claims or retains any interest in the subject matter of the abandonment shall be considered a termination thereof. Such implication shall be reputedly presumed by non-use for any period of two (2) or more years. Non-use by successive owners shall be considered continuous non-use.

2 The change of a non-conforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous non-conforming use, and a reversion to the previous non-conforming use shall not be permitted.

3 A non-conforming structure or use which has fifty percent (50 %) or more of its non-conforming area or value destroyed by fire or natural calamity shall be considered an abandonment thereof.

**ZONING NOTE:**

**- The applicant indicates the Nonconforming Freestanding sign is to be removed/abandoned.**

**- The applicant indicates the proposed demolition of 34.75% of the existing Nonconforming Principal Structure.**

D A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one family structure may be rebuilt, enlarged, extended or added to provided:

1 The enlargement, extension or addition conforms to all zone requirements; or

- 2 The portion of the enlargement, extension or addition which does not conform to zone requirements consists entirely of the enclosure of existing side or rear porches.
- 3 Where a structure is nonconforming solely because it intrudes on the current required yard area.
- a If the proposed horizontal addition to that building would not protrude into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary.
- b If a proposed vertical addition would be located within the building envelope or existing building footprint (and assuming no violation of height restriction or other ordinance provision), the Zoning Official may also issue a permit for such vertical expansion provided that the addition would not exacerbate the nonconformity.
- 4 An existing one-family structure located in a residential district destroyed by fire or other natural calamity may be rebuilt provided the new structure complies with all zone requirements relating to setbacks and height; however, the existing lot need not comply with minimum lot width, depth and area requirements where the existing condition is non-conforming.

## **ZONING NOTES:**

**- The applicant indicates the proposed construction of a commercial addition reestablishing the proposed demolished 34.75% in the same dimension, same area, AND an increase in building height. The applicant indicates the proposed new building height to be 20.5'. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement. A variance is required from the Planning Board.**

E The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply for, in writing, the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the responsibility of affirmatively proving the preexisting nonconforming use or structure. Application pursuant hereto may be made to the Zoning Board of Adjustment Administrative Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment.

F Any parcel of land with an area or width less than that prescribed for a lot in the zone in which the lot is located may be used as a lot for any purpose permitted in the zone, if:

- 1 at the time of and since the adoption of the zoning ordinance making such lot nonconforming, the owner of the lot did not own adjoining property.
- 2 all other regulations prescribed for the zone are or can be complied with.

## **Parking Requirements;**

Land Development Ordinance section 412.17-F states:

A The total number of off-street parking spaces and loading spaces required for all uses or combination of uses shall be provided as specified in this Section. Any building or site containing more than one use shall meet the combined parking space and loading requirements for all uses, based on the area

utilized for each separate use. The parking space schedule and loading space schedule in this Section represents general parking and loading requirements acceptable to the Township. Since a specific use may generate parking usage and/or loading/unloading activities that deviates from the requirements enumerated in this Section, documentation and testimony shall be presented to the Board as to the anticipated parking usage and loading activities. The parking requirements for any use not specifically indicated shall be determined by the Board based on evidence presented at the time of the application and based on requirements for similar type uses. Based upon the above, the Board may take action as follows:

1 Grant a variance from parking requirements to permit a lesser number of spaces, provided, however, that spaces shall be shared by two or more separate uses with non-conflicting parking usage schedules;

2 Grant a variance from parking space requirements contingent upon the applicant obtaining a specified number of reserved off-street parking spaces from another source, including, but not exclusively, the Township of Neptune;

3 Require construction of a greater number of spaces.

B Parking space dimensions. Standard parking spaces shall measure nine (9) feet wide by eighteen (18) feet long. Handicapped parking spaces shall measure twelve (12) feet wide by eighteen (18) feet long.

C Multi-level parking structure.

1 Building coverage and floor area ratio. That portion of a multi-level parking structure specifically designed to accommodate parking and driveway areas shall not be included in determining the maximum permitted building coverage and/or maximum floor area ratio (F.A.R.) on a particular tract.

2 Standards. Where allowed as an accessory structure for a permitted principal use in the C-1, LI, PUD and C Zones, a multi-level parking structure shall conform to the following requirements:

a The structure shall not exceed six (6) levels and fifty-five (65) feet. In no instance shall a multi-level parking structure exceed the height of the principal structure.

b The required setbacks for multi-level parking structures shall be the same as those set forth for principal permitted structures. No multi-level parking structure may be located closer to a residential property line than a distance equal to the height of the structure.

c A security office and/or attendant area not to exceed five-hundred (500) square feet in area may be located within the multi-level parking structure.

d The architectural design for the facades of parking structures shall incorporate features such as articulated parapet walls, ornamental projections, varied planter widths and similar items to add visual interest and improve the overall appearance of the structure as viewed from the street.

e Adequate lighting shall be provided at all levels of a multi-level parking structure to ensure motorist and pedestrian safety and security. Bollardstyle light fixtures are encouraged at the uppermost level of the structure to mitigate off-site light spillage. The maximum mounting height of a light fixture as measure from the uppermost level of the structure shall be twelve (12) feet.

D Number of parking spaces. In all zone districts, except for uses in designated historic zone districts, there shall be provided, at the time that any building or structure is erected, enlarged, increased in capacity or has a change of use, parking spaces in accordance with the requirements in Table 4.2.

#### REFERENCE TABLE 4.2: PARKING REGULATIONS

E Design standards. Standards for the design of parking lot areas are located at §514.

F For uses not specifically described herein, parking requirements shall be determined by the approving authority during a public hearing. These requirements are considered minimum standards, and parking may be provided in excess of these requirements, but in no case shall the provided parking for non-residential uses exceed these minimum requirements by more than twenty (20%) percent. This restriction shall not apply to single-family dwelling units.

G All permitted and required accessory off street parking spaces shall be located on the same lot as the use to which the spaces are accessory, or upon an adjacent lot in common ownership.

## **ZONING NOTES:**

**- The applicant indicates the existing parking lot to contain 7 parking spaces. This is inaccurate. The non conforming accessory parking lot was located across the street at 1248 Corlies Avenue. That property was sold, reducing the existing parking to 7 parking spaces.**

**- The submitted site plan indicates the Nonconforming Principal Structure to be 7,326.9 square feet. Per Table 4.2, the retail sales and service use requires 1 space per 250 square feet of gross floor area.**

$$\underline{(7,326.9) / (250) = 29.3}$$

**The property requires 29 off street parking spaces for the indicated proposed use. The applicant is proposing 7 off street parking spaces on the site.**

**The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement. A variance is required from the Planning Board.**

## **Refuse and Recycling Areas;**

Land Development Ordinance section 515-A states:

All uses must provide an area used for refuse and recyclable disposal collection. All containers, bins, dumpsters and/or storage facilities shall be designed to reduce discernible odors and contain such within the storage facility area. Refuse and recycling areas shall comply with the following provisions:

### **A Non-residential uses.**

1 All non-residential refuse and recyclable disposal collection areas shall be suitably buffered and screened to minimize the impacts of noise, odors, disposal and collection activities and views of collection bins and dumpsters. Buffering and screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way. Buffering shall consist of a minimum four (4) foot wide area surrounding all sides of such facility exposed to view. If such facility is located on a site adjacent to a residential use or zone, such buffering shall consist of a minimum ten (10) foot area surrounding all sides of such facility exposed to view. Screening shall consist of a minimum six (6) foot-high masonry wall, solid wooden fence or accessory building with gates or doors and ramped access to facilitate the movement of bins or dumpsters. The base of such screen shall be planted with a minimum four (4) foot high evergreen hedge along the sides and rear of same.

2 All storage facilities shall be located in proximity to one another or may be combined in a single common facility. Such facilities shall be centrally located and convenient for the users of the site. Designated recyclable storage facilities may be located inside a building. Such facilities shall not be located as to be visual focal points in courtyards or parking lots. Where located in a parking lot, such facilities shall not be permitted to be placed on the paved surface of the parking lot and shall be placed on a curbed area set back a minimum of two (2) feet from the curb edge of such parking lot. No refuse and recycling area may be located within a required principal building setback area.

3 Adequate pedestrian and service vehicle access shall be provided to all storage facilities. Such vehicular access shall accommodate the type of service vehicles used for the collection of solid waste and designated recyclable materials.

4 The size and capacity of all storage facilities shall be based on the size and capacity of containers, bins and/or dumpsters utilized, frequency of pickup and projected generation rates of users of the site.

5 All non-residential uses shall be designed to have a temporary designated refuse and recyclable storage area located within the building occupied by such use. Such storage area may be located anywhere within the interior of a building, including basements, storage closets or attached garages, but shall not be situated in a hallway or corridor necessary for internal circulation or emergency access. Such area shall be designed to accommodate the average accumulated volume of designated recyclables and refuse per occupant per period of collection and any necessary storage equipment.

## **ZONING NOTES:**

**- The applicant indicates the proposed construction of a nonconforming refuse and recycle area. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. A variance is required from the Planning Board.**

## **Signs;**

Land Development Ordinance section 416.02-A states:

A Permit Required.

1 An application shall be made to the Zoning Officer for the issuance of a zoning permit by any person wishing to erect, alter, modify, or expand any sign, except exempt signs as described in this Article. This shall apply to all site plans that do not acquire approval at the board level.

2 A zoning permit and any other permits that may be required for the erection or modification of a sign may only be issued subsequent to the issuance of a zoning permit by the Zoning Officer.

3 If the Zoning Officer determines that the proposed sign does not conform to the requirements contained herein, the Officer shall instruct the applicant that Planning Board or Zoning Board of Adjustment approval of an application for development is required, and the Officer shall further advise the applicant which Board has jurisdiction.

## **ZONING NOTES:**

**- The applicant indicates the proposed construction of one (1) new wall mounted sign.**

Land Development Ordinance section 416.02-C states:

C Measurement. For the purposes of this section, the size of any sign shall be computed by determining the total area of any sign board, sign face or sign background at its largest horizontal and vertical dimensions, including framing, trim or molding. Where there is no framing, the sign area shall be deemed to be the area of the smallest rectangular figure that can encompass all of the figures and their



supporting logos or elements, if any. For double-faced signs, only one (1) display face shall be measured in computing the total sign area where the sign faces are parallel, or where the interior angles formed by the faces are fortyfive (45) degrees or less. Maximum permitted size does not include the supporting structure, as long as the supporting structure is not designed to convey a message. The supporting structure shall not in itself convey any type of message, except for the property address and for permitted appurtenances specified in this section.

## **ZONING NOTES:**

**- The applicant does not accurately depict the proposed signage on the submitted construction plans. While the plans indicate the proposed wall mounted signs to be 22 square feet and 44 square feet, the signs drawn to scale on the submitted plans are 2'X12' (24 square feet) and 21.75'X2' (43.5 square feet). The applicant does not demonstrate consistency with the wall mounted signage proposed.**

Land Development Ordinance section 416.02-D states:

D Content. The content or advertising which may be displayed on signs shall be limited to the identification and location of the premises, identification of its owners or occupants and information concerning the activities conducted on the premises or the goods and services offered in connection therewith, unless specified otherwise herein.

## **ZONING NOTES:**

**- The applicant did not provide details of the proposed wall mounted signage displaying compliance. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement.**

Land Development Ordinance section 416.02-E states:

E Maintenance. Signs shall be constructed of durable materials, maintained in good condition and not allowed to become dilapidated. All signs, together with all supports, braces, anchors and other parts, shall be kept in continual repair, including cleaning, painting, replacing of defective parts and otherwise maintaining a presentable condition. The owner of any painted sign shall be required to repaint the same when necessary to maintain the sign in good condition and give it a neat appearance. Lack of proper maintenance shall be considered abandonment, and the sign shall be repaired, painted, cleaned or otherwise returned to a presentable condition or removed within ten (10) days upon notification by the Zoning Officer or Construction Code Official.

## **ZONING NOTES:**

**- The applicant, business owner and property owner shall be accountable for the maintenance of the proposed wall mounted sign.**

Land Development Ordinance section 416.02-F states:

F Appurtenances. Notwithstanding the restrictions found elsewhere in this article concerning sign face shape and area, sign appurtenances shall be permitted only when designed as an integral part of the sign, constructed of similar materials, and graphically compatible in color, shape, position, and scale with the permitted sign face. Sign appurtenances cannot increase the proposed sign area by greater than fifteen (15%) percent. Sign appurtenances cannot extend above or to the side of the sign face by a distance greater than forty (40%) percent of the sign face height. Sign appurtenances cannot project outward beyond the face of the proposed sign. Sign appurtenances for Type B freestanding signs only may identify the name of a retail or office development in accordance with the foregoing standards.

## **ZONING NOTES:**

**- The applicant did not provide details of the proposed wall mounted signage displaying compliance. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement.**

Land Development Ordinance section 416.02-H states:

H Height. Sign height shall be measured between average grade immediately below the sign and the highest point of the highest element of the sign. Wall signs shall not project more than 2' above the top or beyond the ends of the wall surface upon which they are placed, nor shall wall signs be placed on a parapet or similar architectural device such that the sign would project above the elevation of the roof behind such parapet or other device.

## **ZONING NOTES:**

**- The applicant indicates the Height of the proposed signs to be 14' and does not exceed the roof of the building.**

Land Development Ordinance section 416.02-I states:

I Projection. No wall sign may project more than twelve (12) inches from the outer face of a wall and shall not extend over any public right-of-way, unless otherwise provided for in this article. An awning shall not be construed in any way to be a wall sign.

## **ZONING NOTES:**

**- The applicant did not provide details of the proposed wall mounted signage projections. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement.**

Land Development Ordinance section 416.03-A states:

A Illumination. Except for signs in historic zone districts regulated by municipality's regulations, signs may be floodlighted, spotlighted or internally illuminated from the rear with a diffused light source, unless such illumination is specifically prohibited elsewhere in this Ordinance. All illumination shall be subject to the following:

1 All lighting sources shall be completely shielded from the view of vehicular traffic.

2 Such illumination shall not project light above the highest elevation of the front wall of the building for wall-mounted signs or more than five feet above ground level for freestanding signs.

3 Where a sign is located on a lot adjacent to a lot used primarily for residential purposes, such shall not be illuminated in a manner that permits any light to shine or cause a nuisance to the adjacent residential use.

4 No illuminated sign located on a lot adjacent to or across the street from any residential district and visible from such residential district shall be illuminated between the hours of 11:00 p.m. and 7:00 a.m., unless the use to which the sign pertains is open for business during those hours.

5 No sign shall contain exposed neon, blinking, flashing, flickering, tracer or sequential lighting. All signs shall remain stationary and constant in intensity and color at all times.

6 All wiring for permanent illuminated signs shall be installed and maintained so that it is not within public view. The running of wiring or conduit along the exterior wall of a building to access a sign is specifically prohibited unless in the judgment of the Construction Official there is no practical way to run the conduit so that it is not within public view.

7 No illuminated sign shall be of such a color or located in such a manner as to be confused with, or to diminish or detract in any way from, the effectiveness of any traffic signal or similar official safety or warning device.

8 Light Emitting Diode (L.E.D) signs may be permitted when authorized as a conditional use by the Planning Board in the B-1, C1, C-4, C-5, C-6, and C-7 Zoning Districts, in accordance with the following conditions:

(1) On properties which contain professional office complexes, and retail shopping plazas.

(2) One (1) sign shall be permitted and shall not exceed twentyfour (24) square feet in area.

(3) The LED portion of the sign shall be subject to the following conditions:

(i) The digital message portion of the sign may not exceed 75% of the total sign area.

(ii) The LED portion of a sign shall change messages at intervals of no less than three changes per minute.

(iii) The LED portion of the sign shall only be in operation during the hours of operation of the business, organization or facility which operates the sign.

(iv) The LED sign may advertise only the products and services offered by the business, organization or facility operating the sign and may not advertise specials or sales offered by any business, organization or facility.

(v) Permitted messages may be displayed no more than twenty (20) minutes in any one (1) hour. The balance of the LED messages shall include community messages supplied by the Township of Neptune and informational messages about public safety.

(4) Each business which has a liquor license may have an LED sign subject to the following restrictions:

(i) No more than one (1) sign of this type shall be permitted.

(ii) The digital message portion of the sign shall not exceed one-third (1/3) of the total sign area or twentyfour (24) square feet, whichever is less.

(iii) The message of such signs shall be limited to three (3) lines indicating entertainment or special and limited commercial or professional events.

(5) In addition to the signs authorized in the zones permitting filling stations, fuel, oil and gasoline filling stations may display one (1) digital message sign for the purpose of indicating their gasoline price only. The additional price sign shall not be attached to the building, but shall be attached to the approved freestanding station identification sign located on the site. The size of the price sign shall not exceed twelve (12) square feet in area.

## **ZONING NOTES:**

**- The applicant is proposing to construct two wall mounted signs and did not provide any details**

**displaying compliance. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement.**

Land Development Ordinance section 416.07-B-2 states:

B Wall-mounted signs. Wall-mounted signs may be constructed as follows (see also Appendix D):

2 Single tenant structures.

(a) Size: 48 square feet, or one-and-five tenths (1.5) square feet for each lineal foot of wall face that the sign is mounted on, whichever is less.

**ZONING NOTES:**

**- The applicant does not accurately depict the proposed signage on the submitted construction plans. While the plans indicate the proposed wall mounted signs to be 22 square feet and 44 square feet, the signs drawn to scale on the submitted plans are 2'X12' (24 square feet) and 21.75'X2' (43.5 square feet). The applicant does not demonstrate consistency with the wall mounted signage proposed.**

(b) Mounting Height: 8' minimum (including hardware) and not to extend more than 2' above the roof line.

**ZONING NOTES:**

**- The applicant indicates the Height of the proposed signs to be 14' and does not exceed the roof of the building.**

(c) Quantity: 1 per tenant

**ZONING NOTES:**

**- Reference below ZONING NOTES on Land Development Ordinance section 416.07-B-3.**

(d) Maximum permitted horizontal sign dimension: 75% of the wall face

**ZONING NOTES:**

**- The applicant does not accurately depict the proposed signage on the submitted construction plans. While the plans indicate the proposed wall**

**mounted signs to be 22 square feet and 44 square feet, the signs drawn to scale on the submitted plans are 2'X12' (24 square feet) and 21.75'X2' (43.5 square feet). The applicant does not demonstrate consistency with the wall mounted signage proposed.**

(e) Projection: 1' maximum

**ZONING NOTES:**

**- The applicant did not provide details of the proposed wall mounted signage projections. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement.**

Land Development Ordinance section 416.07-B-3 states:

3 Secondary wall-mounted signs.

a Business uses that have a side or rear building facade fronting on a parking lot or face a secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign. This provision shall not apply in situations where a parking lot is located between a building and a public street.

**ZONING NOTES:**

**- The applicant does not accurately depict the proposed signage on the submitted construction plans. While the plans indicate the proposed wall mounted signs to be 22 square feet and 44 square feet, the signs drawn to scale on the submitted plans are 2'X12' (24 square feet) and 21.75'X2' (43.5 square feet). The applicant does not demonstrate consistency with the wall mounted signage proposed.**

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**The applicant indicates the proposed construction of site improvements. Site Plan**

**review is required by the Planning Board.**

-

**Planning Board approval is required.**

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement