



Fee Date: 03/31/2022

Check #: 10031

Cash: 0

ZONING REVIEW

ID: 557344100

Date: 04/05/2022

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|---|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input checked="" type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

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: 1400 JUMPING BROOK RD **Block:** 3903 **Lot:** 3.02 **Zone:** C-1

2. **Applicant Name:** UNITED SHIPPING ALLIANCE, LLC (Adam Greenfield, Partner o/b/o) **Phone No.** (310)430-4221 **Fax No.**

Applicant's Address: 37 W 39th St. Suite 601, New York, NY 10018

Email: aggreenfield@gmail.com

3. **Property Owner Name:** UNITED SHIPPING ALLIANCE, LLC **Phone No.** **Fax No.**

Property Owner's Address: 305 CEDAR AVENUE ALLENHURST, NJ 07711

Email:

4. **Present Approved Zoning Use of the Property:** Vacant Office Building

5. **Proposed Zoning Use of the Property:** Office and Warehousing

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:

04/05/2022 The applicant/property owner certifies the premises has been the subject of prior application to the Planning Board. The applicant has provided copies Planning Board Resolutions 16-23 & 16-25.

The property is located within the C-1 Zoning District.

The property consists of one (1) 31,875 sq.ft. office building for permitted uses within the Zoning District.

There are presently no uses occupying the property. The building is vacant.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Zoning Permit Application Information Sheet;
- Zoning Permits;
- C-1
- Parking Requirements;
- Parking Lot and Loading Area Design Standards
- Signs: General Provisions: Permit Required:

Zoning Permit Application Information Sheet;

With each Zoning Permit Application you are required to submit: (for all projects within the Historic Zoning Districts) three (3)

copies of a current survey/site plan and three (3) sets of construction plans; (for all projects outside of the Historic Zoning District) two (2) copies of a current survey/site plan and

two (2) set of construction plans. Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale), the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

ZONING NOTES:

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet.

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 indicates the intent of this zoning permit application submission to be for a proposed change in use, adding Warehousing.

C-1;

ZONING NOTES:

- Warehousing is not a permitted use within the C-1 Zoning District. A use variance is required from the Zoning Board of Adjustment.

- The applicant did not provide construction plans displaying the proposed layout of the warehousing use.

Parking Requirements;

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.

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:

- Refer to the Board Resolution for parking variance granted.

Parking Lot and Loading Area Design Standards;

Land Development Ordinance section 514 states:

A Applicability. This article shall apply to all site plan applications.

B Design standards. The following standards shall be used to prepare and review any development plan that involves the construction of a new parking lot or loading area or repair of an existing parking lot or loading area.

1 Layout. All parking lots and loading areas shall be designed for the safety, control, efficient movement and convenience of motor vehicle circulation within a site. Traffic circulation shall be designed to minimize the use of aisles serving parking areas as access drives. For all uses except single-family dwellings, parking lots or individual spaces shall be prohibited within front yard areas. For nonresidential uses, parking areas with more than twenty-five (25) spaces shall have separate entrances and exits, where possible.

2 Parking lot location. A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way can be minimized. No parking lot shall be located in a required front yard.

3 Building setbacks. The minimum setbacks for buildings from driveways, parking spaces and private streets within the site shall be ten (10) feet for nonresidential developments. Standards relative to building setbacks from parking areas and streets in residential development are at Section 516. The provisions of this subsection are in addition to the yard setback requirements of Article IV, which shall additionally be complied with.

4 Construction and repair specifications. All parking lots and loading areas shall be constructed or repaired to specifications as approved by the Township Engineer.

5 Striping and signage. Surface painted aisle, stall and directional striping and directional and traffic safety signs shall be provided throughout the parking, loading and circulation areas, pursuant to Article IV of this Chapter and in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

6 Location. See Article IV.

7 Landscaping. See Section §509.

8 Parking space dimensions. The following parking space sizes shall apply to all parking areas:

(a) Residential uses: 9' x 18'

(b) Office and industrial uses: 9' x 18'

(c) Government and institutional uses: 9' x 18'

(d) Retail uses utilizing shopping carts: 9.5' x 18'

(e) Other retail uses: 9' x 18'

(f) Handicapped van accessible: 18' x 18' (Van accessible spaces shall be striped with an 8' wide loading area. Other handicapped spaces with a 5' wide loading area. Paired handicapped spaces may share a loading area.)

(g) Other handicapped spaces: 13' x 18'

(h) Parallel spaces: 9' x 23'

(i) Bus spaces: 10' x 40'

(j) Tractor trailer: 12' x 60'

9 Aisle dimensions. Parking lot aisles shall measure as follows:

(REFER TO TABLE 5.5)

10 Handicapped parking spaces. The number, location, size and marking of handicapped parking spaces shall be pursuant to the requirements specified in N.J.S.A. 55 32-12. However, where handicapped accessible or adaptable dwelling units are provided in accordance with Multifamily Development pursuant to this Article, a minimum of one handicapped parking space shall be provided in a location within closest proximity to such dwelling unit.

(REFER TO TABLE 4.2)

ZONING NOTES:

- Refer to the Board Resolution for parking variance granted.

Signs: General Provisions: Permit Required;

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.

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 is not proposing any signage with the submission of this Zoning Permit Application. Zoning Approval is required prior to the construction/installation of any signage on the property.

The applicant does not display compliance with the Land Development Ordinance.

A use variance is required from the Zoning Board of Adjustment to add the Nonconforming Warehouse use to the property.

Status

Approved ☐ Denied ☒

Referrals

Construction ☒ HPC ☐ Engineering ☐ Planning Board ☐ Zoning Board ☒ Mercantile ☐ Code Enforcement ☐