

COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

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

- | C | I | N/A | W* | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <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: |
| | | | | <input type="checkbox"/> Applicant's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Applicant's interest in the property. |
| | | | | <input type="checkbox"/> Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives. |
| | | | | <input type="checkbox"/> Street address of property under consideration. |
| | | | | <input type="checkbox"/> Tax Block and Lot numbers of property. |
| | | | | <input type="checkbox"/> Zoning District in which property is located. |
| | | | | <input type="checkbox"/> Description of the property. |
| | | | | <input type="checkbox"/> Description of the proposed development. |
| | | | | <input type="checkbox"/> Type of application (i.e., Use Variance or Bulk Variance). |
| | | | | <input type="checkbox"/> Identification of subject property's Special Flood Hazard Area Zone. |
| | | | | <input type="checkbox"/> Executed copy of "Authorization & Consent Form" Part C. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Ownership" Part D, if applicable. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable. |
| | | | | <input type="checkbox"/> Verification of taxes paid (this will be further verified by the Administrative Officer). |
| | | | | <input type="checkbox"/> Executed copy of "Escrow Agreement" Part E. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit denial. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42". |
| | | | | PLEASE NOTE: Only folded plans will be accepted, and all submitted plans must be to scale. |
| <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 of site plans/construction plans with initial submission and with each subsequent submission, for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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>750.00</u> Escrow Deposit \$ <u>1,500.00</u> in accordance with schedule. |
| | | | | PLEASE NOTE: Application Fee and Escrow Deposit must be paid in separate checks. |

*Any request for a waiver must include a written explanation for the request.

APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

- Bulk Variance** (front, side/rear setback, other) – **Specify:** Minimum Lot Area: 2.5 acres required, 2.495 acres existing/proposed;
Buildings to Driveways: 10 feet required, 3 feet existing/proposed
Side Setback (One Side): 30 feet required, 21.7 feet existing/proposed
- Bulk Variance** (lot coverage): 65% permitted, 85.1% existing and 84.8% proposed (IMPROVED CONDITION)
- Use Variance** (proposal not permitted in zone): Conversion of existing office building to a warehouse use with a small
- Appeal/Interpretation of Decision:** 2,200 sf office portion to remain
- Other - Specify:** Construction of a building addition/extension with loading door(s), and changes to site circulation, parking area changes and landscape buffering

1. **Property Address:** 1400 Jumping Brook Road, Neptune, New Jersey
2. **Block:** 3903 **Lot:** 3.02
3. **Property is located in** C-1 **Zoning District**, according to Neptune Township Land Development Ordinance.
4. **Name of Applicant:** COTR Inc.
Mailing Address: Attn: Adam Greenfield/Elan Rofo, 37 W 39th Street, Suite 601, New York, NY 10018
Phone #: 310-430-4221 **Fax #:** N/A **Cell #:** 310-430-4221
E-mail Address: aggreenfield@gmail.com; elanrofo@gmail.com
5. **Name of Owner:** United Shipping Alliance, LLC
Mailing Address: Attn: Adam Greenfield, 305 Cedar Avenue, Allenhurst, NJ 07711
Phone #: 310-430-4221 **Fax #:** N/A **Cell #:** 310-430-4221
E-mail Address: aggreenfield@gmail.com
6. **Interest of Applicant, if other than Owner:** Tenant
7. **Name of Contact Person:** Adam Greenfield
Mailing Address: 305 Cedar Avenue, Allenhurst, NJ 07711
Phone #: 310-430-4221 **Fax #:** N/A **Cell #:** 310-430-4221
E-mail Address: aggreenfield@gmail.com
8. **Applicant's Attorney:** Rick Brodsky, Esq. **Company:** Ansell Grimm & Aaron, PC
Mailing Address: 1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712
Phone #: 732-922-1000 **Fax #:** 732-643-5266 **Cell #:** _____
E-mail Address: rb@ansellgrimm.com
9. **Applicant's Engineer:** Andrew R. Comi, PE, LEED A.P. **Company:** Kennedy Consulting Engineers, LLC
Mailing Address: 211 Maple Avenue, Red Bank, NJ 07701
Phone #: 732-212-9393 **Fax #:** 732-212-9399 **Cell #:** _____
E-mail Address: acomik@k-c-e.com
10. **Applicant's Architect:** Michael V. Testa, AIA, NCARB **Company:** Michael V. Testa, Architect, LLC
Mailing Address: 701 Tennent Road, Suite 201, Manalapan, NJ 07726
Phone #: 732-972-9177 **Fax #:** 732-972-9178 **Cell #:** _____
E-mail Address: mtesta@mvtarchitect.com
11. **Applicant's Surveyor:** John T. Luts, PLS **Company:** Yorkanis & White, Inc.
Mailing Address: 23 Village Court, Hazlet, NJ 07730
Phone #: 732-888-3211 **Fax #:** _____ **Cell #:** _____
E-mail Address: john@ywsurveying.com
12. **Applicant's Planner:** To be determined **Company:** _____
Mailing Address: _____
Phone #: _____ **Fax #:** _____ **Cell #:** _____
E-mail Address: _____

DESCRIPTION OF PROPERTY (e.g., Single Family Dwelling, Commercial/Retail):

Existing use of property: Office building
Proposed use of property: Office/warehouse
Special Flood Hazard Area: _____

PRINCIPAL USE:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	2.5 acres	2.495 acres	2.495 acres
LOT COVERAGE	65%	85.1%	84.8%
BUILDING COVERAGE	30%	29.25%	29.96%
BUILDING HEIGHT	40 ft/2 stories	30.3 ft/1 story	30.3 ft/1 story
FRONT SETBACK	50 ft	N/A*	N/A*
REAR SETBACK	40 ft	N/A*	N/A*
SIDE SETBACK	30 ft	21.7 ft	21.7 ft
COMBINED SIDE SETBACK	60 ft	100.3 ft	100.3 ft

(If multiple lots and/or buildings, please attach additional detailed listing for each.) *lot lines are all considered side lot lines with no front or rear

ACCESSORY (if applicable):

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

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

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

YES NO

If YES, please give date(s): 11-09-2016

Result of decision: Planning Board Resolution #16-25 Granting Minor Site Plan & Minor Subdivision Approval (see copy attached)

9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):

Special Reasons (specifically, 40:55 D-2 (a), (g), (h)) exist supporting the grant of the use "d" variance to permit the proposed warehouse use, especially where, as here, warehouse use already exists in the office park, access to the site is well suited for the proposed uses, and the demand for parking and traffic into/out of the site will be significantly less than the existing office and other permitted uses.

10. If a Zoning denial has been received as part of this application, please attach.

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


ELAN ROFÉ

, of COTR Inc.

(INSERT APPLICANT'S NAME)

, being of full age, being duly sworn according to Law, on oath

deposes and says that all the above statements are true.

X 

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

COTR Inc.

(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

18th day of July, 20 22

[NOTARY SEAL]


(SIGNATURE OF NOTARY PUBLIC)

Antoinette Matthews
Notary Public
New Jersey
My Commission Expires 1-23-2023
No. 2429117

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 in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)

State of New Jersey, County of Monmouth, I/We, United Shipping Alliance, LLC,
(INSERT PROPERTY OWNER'S NAME[S])

with mailing address of 305 Cedar Avenue, Allenhurst, NJ 07711,
(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) 3903 Lot(s) 3.02,

also known as 1400 Jumping Brook Road, Neptune, New Jersey.
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize COTR Inc. (Adam Greenfield)
(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).

United Shipping Alliance, LLC, Owner
x Adam Greenfield
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)
COTR Inc., Applicant OWNER

x [Signature]
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this
18th day of July, 2022

Antoinette Matthews
(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]
Antoinette Matthews
Notary Public
New Jersey
My Commission Expires 1-23-2023
No. 2429117

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.

United Shipping Alliance, LLC, Owner

Date: 7.18.22

x [Signature]
(SIGNATURE OF PROPERTY OWNER)

STATEMENT FROM TAX COLLECTOR

Block: 3903 Lot: 3.02

Property location: 1400 Jumping Brook Road

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 professional services which may include engineering, planning, and/or 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: COTR Inc.
(PLEASE PRINT)

Property Address: 1400 Jumping Brook Road, Neptune, New Jersey

Block: 3903 Lot: 3.02

Applicant: COTR Inc.
(PRINT NAME)

X 
(SIGNATURE OF APPLICANT)

Date: 7-18-22

Owner: United Shipping Alliance, LLC
(PRINT NAME)

X 
(SIGNATURE OF OWNER)

Date: 7-18-22

**NEPTUNE TOWNSHIP PLANNING BOARD
RESOLUTION NO. 16-25**

**RESOLUTION OF THE NEPTUNE TOWNSHIP PLANNING BOARD
GRANTING MINOR SITE PLAN AND MINOR SUBDIVISION APPROVAL TO
FIFTH VENTURE, LLC FOR THE PREMISES KNOWN AS 1200 JUMPING
BROOK ROAD ALSO DESIGNATED AS BLOCK 3903 LOT 3 AS REFLECTED
ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NEPTUNE**

WHEREAS, application having been made by Fifth Ventures LLC to the Neptune Township Planning Board seeking minor site plan and minor subdivision approval for the premises known as Block 3903 Lot 3 as reflected on the official tax map of the Township of Neptune; and

WHEREAS, the applicant submitted a development application, along with various site plan drawings, surveys, reports, letters and other documents more specifically described in the review report of Peter R. Avakian, P.E. dated October 24, 2016 and Jennifer C. Beahm, P.P., A.I.C.P. dated October 12, 2016; and

WHEREAS, the property in question is being submitted for approval for minor site plan and minor subdivision; and

WHEREAS, such proof of publication of notice of hearing as may be required by the New Jersey statutes and municipal ordinance requirements has been furnished; and

WHEREAS, public hearings were held concerning the application on October 26, 2016 at the Municipal Building in the Township of Neptune and testimony and exhibits were presented on behalf of the applicant, who was represented by Richard Brodsky, Esquire and all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Township of Neptune Planning Board having considered said application, testimony and exhibits submitted, and listened to the applicant's testimony, and after having received information from its professional staff, the Township of Neptune Planning Board does hereby make the following findings of fact and law:

- A. The property in question consists of approximately 4.991 acres with frontage on internal roadway access easement and Jumping Brook Road. The property is located in the (C-3) Route 66 West Commercial Zone. The minor subdivision application currently consists of one lot, Lot 3 in Block 3903.
- B. The municipal tax map has been revised, and the property formerly known as Lot 5.01 in Block 10017 is now known as Lot 3 in Block 3903. The subject property is part of the approved Parkway 100 Commercial Subdivision known as Building No. 5 and 7 (Mortgaged Premises Tract III).
- C. The Applicant is proposing to subdivide the property into two (2) commercial lots along with minor sidewalk and handicap improvements on both lots.
- D. A Completeness Waiver Hearing was held on September 28, 2016 with the applicant to address the Township's Land Use Ordinance Completeness Checklist requirements relating to the referenced project. Based on the applicant's testimony, the following items were waived by the Board:
 1. Ordinance Section 802.A.5 – requires Tree Removal Application package in accordance with Section 525.
 2. Ordinance Section 802.A.6 – Environmental Impact Statement
 3. Ordinance Section 802.A.7 – Storm Management Report

4. Ordinance Section 802.A.9 – requires copy of the Letter of Interpretation (LOI) or letter exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands
5. Ordinance Section 802.A.11 – Circulation Impact Study

E. The following non-conformities exist on the subject property:

1. Ordinance Section 404.06.E (Schedule B) – Minimum side yard setback required is 30 feet; 21.6 feet is provided at the southeast building corner of the building on proposed lot 3.02.
2. Ordinance Section 404.06.E (Schedule B) – Maximum building height permitted is 30 feet; 30.3 feet is provided for the building on proposed lot 3.02.
3. Ordinance Section 412.12.A Table 4.1 – requires businesses and commercial uses having a total floor area between 24,000 square feet and 39,999 square feet shall provide two (2) loading berths (15 feet wide by 45 feet long with 15 feet vertically clearance). The applicant does not propose any loading berths. Existing non-conformity.
4. Ordinance Section 412.17.F – states 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. Proposed lot 3.01 proposes 148 parking spaces, where 106 spaces are required and 127 maximum parking

spaces are allowed. Proposed lot 3.02 proposes 150 parking spaces, where 106 spaces are required and 127 maximum parking spaces are allowed. Existing non-conformity.

5. Ordinance Section 514.B.3 – requires the minimum setbacks for buildings from driveways, parking spaces and private streets within the site shall be ten (10) feet for non-residential developments. The applicant proposes three (3) feet for the existing building on proposed Lot 3.02 and two (2) feet for existing building on proposed Lot 3.01. Existing non-conformity. This was granted under the original Site Plan approval.
6. Ordinance Sections 514.B.1 & 2 – prohibit parking in the front yard. Both lots have existing parking within the front yard. Existing non-conformity. This was granted under the original Site Plan approval.

F. The following variance and waiver are required:

1. Ordinance Section 404.06.E (Schedule B) – the minimum lot frontage required is 200 feet; proposed Lot 3.02 would not contain any lot frontage upon an approved public right-of-way. A variance is required.
2. Ordinance Section 404.06.E (Schedule B) – the maximum percent of total lot cover permitted is 65%; 82.5% is proposed for Proposed Lot 3.01 and 84.8% is indicated for Proposed Lot 3.02. A variance is required.

3. Ordinance Section 503.B.1 – states that buffering shall consist of a minimum 10 foot wide area surrounding all sides of parking lot exposed to view. The applicant does not propose buffers along proposed internal lot line. A waiver is required.

G. The following exhibits were submitted into evidence:

1. Outbound and topographic survey, marked as A-1.
2. Minor Site Plan dated August 23, 2016, marked as A-2.

H. William Fitzgerald, P.E., P.P. testified in support of the application as an expert in the field of engineering and planning. Mr. Fitzgerald testified this is an existing office complex with an existing parking lot. This application is merely establishing property lines for a subdivision.

I. No one appeared during the public portion of the hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Neptune, on the 9th day of November, 2016 that the applicant's request for an preliminary and Final Major Site Plan approval with variances be approved; and

BE IT FURTHER RESOLVED, that a copy of the Resolution be forwarded to the Planning Board Secretary, to the applicant's attorney, the Township Clerk and the Building Department.

BE IT FURTHER RESOLVED, that notification of this favorable approval be published in an official newspaper of the Township of Neptune, by the applicant.

BE IT FURTHER RESOLVED, that this approval is subject to the following conditions:

1. The applicant shall comply with all representations made before the Planning Board, by its attorney and its expert.
2. If required, applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act".
3. All materials, methods of construction and detail shall be in conformance with the current engineering and building requirements of the Township of Neptune, which are on file in the office of the Township Engineer.
4. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a change in the plans approved by this Board, the applicant must reapply to the Township of Neptune Planning Board for approval of that change.
5. Applicant shall resubmit its entire package for re-approval should there be a deviation from the terms and conditions of this resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding upon the applicant.
6. Applicant shall provide a statement from the Township of Neptune Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.

7. Prior to the issuance of a construction permit, the applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.
8. Unless specifically modified herein, the applicant shall comply with all terms and conditions of all prior resolutions of the Township of Neptune Planning Board regarding this application.
9. The applicant shall reimburse the Township of Neptune Planning Board for all professional fees expended or to be expended with regard to this application.
10. The applicant shall comply with all the provisions of the engineering report of Peter Avakian, P.E. dated October 24, 2016 unless modified herein.
11. The applicant shall comply with all the provisions of the planning report of Jennifer C. Beahm, P.P., A.I.C.P. dated October 12, 2016 unless modified herein.

MOTION TO ADOPT & MEMORALIZE:

Offered By: Keith Cafferty

Seconded By: Mychal Mills

ROLL CALL ON VOTE

Richard Ambrosio **YES**

Dr. Michael Brantley **YES**

Sharon Davis **YES**

Rev. Paul Brown **Absent**

Dyese Davis **YES**

Richard Culp **YES**

John Bonney **Absent**

Mychal Mills **YES**

Keith P. Cafferty **YES**

Linda Kornegay (Alt. 1) **Absent**

CERTIFICATION

I hereby certify that this is a true copy of a resolution of the Township of Neptune Planning Board adopted on November 9, 2016.



Kristie Armour, Administrative Officer
Neptune Township Planning Board

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

United Shipping Alliance
Block 3903, Lot 3.02
Summary of Waivers

802A Completeness Checklist for Site Plans

5. Submission waiver is requested for providing a tree removal permit as no trees are proposed to be removed.
6. Submission waiver is requested for providing an Environmental Impact Statement. The site is entirely developed with building coverage, asphalt pavement, concrete walkways, and maintained landscape areas. Therefore, the environmental impact is negligible.
9. Submission waiver is requested for providing a letter of interpretation. The existing site is completely developed and therefore there are no on-site wetlands.
11. Submission waiver is requested for providing a circulation impact study. Due to the building conversion from office to an almost entirely warehouse use, the parking demand and traffic flow are significantly reduced.
12. Submission waiver is requested for providing a Community Impact Statement.

Application for Development Checklist - Part B: Plat Requirements

5. A waiver is requested for providing this information as no existing watercourses exist within or immediately adjacent to the site.
7. A partial waiver is requested for providing wooded areas, swamps, bogs, and ponds within the site and within 200'. This information is provided for the property limits, but not within 200' of the site.
14. A waiver is requested for providing an Off-Site Drainage Plan. The project proposes to reduce impervious coverage and stormwater runoff rates.
16. A waiver is requested for providing boring logs. The 784 SF building addition is proposed over existing developed portions of the site including parking areas which are already suitably compacted.