



Fee Date: 01/06/2023  
Check #: 0289  
Cash: 0

**ZONING REVIEW**

ID: 559764256

Date: 01/10/2023

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 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 checked="" 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](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.**

- Location of property for which zoning permit is desired:**  
**Street Address:** 1505 CORLIES AVE **Block:** 1105 **Lot:** 5 **Zone:** C-6
- Applicant Name:** KIENWOLF PACK, LLC **Phone No.** [REDACTED] **Fax No.**  
**Applicant's Address:** 710 BEACH AVENUE BRADLEY BEACH, NJ 07720  
**Email:** [REDACTED]
- Property Owner Name:** KIENWOLF PACK, LLC **Phone No.** [REDACTED] **Fax No.**  
**Property Owner's Address:** 710 BEACH AVENUE BRADLEY BEACH, NJ 07720  
**Email:** [REDACTED]
- Present Approved Zoning Use of the Property:** Nonconforming Detached Single Family Residence
- Proposed Zoning Use of the Property:** Pet Food & Pet Supplies Stores (#31), Pet Stores (#32), and Pet Grooming Services (#115)
- 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.**
- 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:**

01/10/2023 The property is located within the C-6 Zoning District.

The applicant indicates the present zoning use of the property to be "RESIDENTIAL". This is inaccurate. Indicating the correct zoning use of the property is pertinent information to the zoning review process. The present zoning use of the property is a Nonconforming Detached Single Family Residence.

The applicant indicates the proposed zoning use of the property to be "COMMERCIAL", with the following detailed description:

"Change of use for existing residential building to proposed commercial pet store, pet supplies, and pet grooming services, which are permitted uses...". This is inaccurate. The applicant is proposing the following permitted uses as identified in Land Development Ordinance section 404.09-B: Pet Food & Pet Supplies Stores (#31), Pet Stores (#32), and Pet Grooming Services (#115)

The Pet Stores / Pet Food & Pet Supplies Stores (459910 Pet and Pet Supplies Retailers) use comprises establishments primarily engaged in retailing pets, pet foods, and pet supplies.

The Pet Grooming Services (812910 Pet Care (except Veterinary) Services) use comprises establishments primarily engaged in providing pet care services (except veterinary), such as boarding, grooming, sitting, walking, and training pets.

The existing nonconforming principal structure is to remain. The applicant is proposing the construction of a parking lot area, a second principal structure, with landscaping.

Planning Board approval is required for major site plan review

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement