

Paws and Anchor

Applicant: KEINWOLF PACK, LLC  
710 BEACH AVENUE  
BRADLEY BEACH, NJ 07720

Block 1105, Lot 5  
1505 Corlies Avenue  
Township of Neptune

February 27, 2023

**List of Variances**

1. Schedule B, C-6 Zone requires a minimum lot area of 15,000SF, whereas 14,500SF is an existing non conformity.
2. Schedule B, C-6 Zone requires a minimum front yard setback of 15 feet, whereas 11.3 feet is an existing non conformity.

**List of Design Waivers**

1. 416.07.B.1.B, The maximum mounting height for a wall mounted sign is 8' maximum (including hardware) and not to extend more than 2' above the roof line. The proposed wall sign is mounted taller than 8' but less than the roof line.
  - a. The ordinance may have an error by stating 8' maximum instead of 8' minimum.
2. 509.I.3.B, No more than eight (8) parking spaces shall be placed in one row of parking without an intervening landscape island, whereas no parking islands are proposed.
3. 514.B.3, required a minimum parking setback from principal building of 10 feet, whereas 8.66 feet is proposed.
- 4.

**List of Submission Waivers**

1. *4.b. Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District, or letter of exemption from FSCD.*
  - a. Proof of submission will be provided at a later date.
2. *8. Proof of submission to Monmouth County Planning Board (if applicable).*
  - a. Proof of submission will be provided at a later date.
3. *11. Six (6) copies of Circulation Impact Study.*
  - a. The proposed use is a permitted use along New Jersey State Highway Route 33, which is under NJDOT jurisdiction. An application has been submitted to NJDOT.