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January 14, 2026

Via Email applegals@gannett.com

Asbury Park Press
Attn: Legal Publications Department
3601 Highway 66
Neptune, New Jersey 07754

RE: B&B Commercial, LLC/Site Plan Application

PQ: 404 Highway 35 South
Block 407, Lot 1
Neptune, New Jersey

Our File No. 98686-0

Dear Sir/Madam:

With regard to the above-referenced matter enclosed herein please find a Notice of Hearing, which we ask you to publish in the *Asbury Park Press* not later than **Sunday, January 18, 2026**. Should this deadline pose a problem, please contact my office immediately.

Please forward your invoice, together with an Affidavit of Publication, to my attention as soon as possible.

My best.

Very truly yours,

JENNIFER S. KRIMKO
Member of the Firm

A commitment to excellence. A commitment to people. Since 1929.

JSK:lm
Attachment

c.c. Brendan Watson (w/enc.) Via Email watson@boardwalkhomecare.com
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TOWNSHIP OF NEPTUNE

IN THE MATTER OF THE APPLICATION OF
B&B COMMERCIAL, LLC FOR PREMISES
KNOWN AS LOT 1 IN BLOCK 407 ON THE
OFFICIAL TAX MAP OF THE TOWNSHIP
OF NEPTUNE

NOTICE OF HEARING

Pursuant to N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that the Planning Board of the Township of Neptune (“Board”) will hold a public hearing on Wednesday, January 28, 2026 at 7:00 p.m. at the Neptune Township Municipal Complex, 2nd Floor Committee Meeting Room, 25 Neptune Boulevard, Neptune, New Jersey, to consider the application of B&B Commercial, LLC (“Applicant”) for property known as Lot 1 in Block 407 as shown on the Official Tax Map of the Township of Neptune and located at 404 New Jersey State Highway 35 South (“NJSN 35”), Neptune, New Jersey (“Property”). The Property is a corner lot with frontages on NJSN 35 and 9th Avenue.

The Property, which is approximately +/- 12,686 square feet (0.29 acres), is located in the Township’s B-1 Town Commercial Zone District (“B-1 Zone”) and currently contains a one-story office building for administrative and support services, unstriped asphalt driveway/parking area, and related site improvements. Applicant is seeking preliminary and final major site plan approval to reconfigure and expand the existing asphalt driveway/parking area to create a formal parking lot containing eleven (11) parking spaces with associated striping and signage, along with a new concrete refuse pad, sidewalks, curb work, fencing, lighting, landscaping, drainage improvements, and related site improvements. Applicant additionally proposes adding decorative awnings over windows on the existing building facing NJSN 35 which will match the design and appearance of the existing window awnings facing 9th Avenue.

In conjunction with the application, Applicant seeks bulk variance relief pursuant to NJSN 40:55D-70.c as follows:

- Front yard (NJSN 35) setback to building window awning of 4.2 feet, whereas a minimum of 15 feet is required and 7.2 feet exists to the building.
- Rear yard setback to building window awning of 0.4 feet, whereas a minimum of 20 feet is required and 0.2 feet exists to the building.
- Parking proposed within a front yard (NJSN 35) setback, whereas parking is not permitted within a front yard setback for all properties fronting along NJSN 35 and West Lake Avenue.
- Parking exceeding the minimum parking requirements by 57.1%, whereas a maximum exceedance of the minimum parking requirements of 20% is permitted. A minimum of 7 parking spaces are required, whereas 11 parking spaces are proposed.

Applicant also seeks design waivers pursuant to NJSN 40:55D-51 for: parking lot location within a front yard and not located in the rear of the building; driveway setback from intersecting lot lines at corner; and, screening for refuse and recycling area under the minimum height.

Applicant also expressly makes application for any additional exceptions, waivers, variances, interpretations and other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) and as may be determined to be necessary by the Board during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present any and all comments you may have to the granting of said approvals. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file with the Board located at 25 Neptune Boulevard, Neptune, New Jersey and are available for inspection during the Township's normal business hours. For more information you may call the Board Secretary at 732-988-5200 ext. 270.

ANSELL GRIMM & AARON, P.C.
Attorneys for Applicant

JENNIFER S. KRIMKO, ESQ.

January 14, 2026