

ZONING REVIEW

ID: 563937216

Date: 12/12/2023

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.

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: 1933 HECK AVE **Block:** 1003 **Lot:** 8 **Zone:** LI
2. **Applicant Name:** FOUR STAR DEVELOPERS **Phone No.** (732)489-8766 **Fax No.** (732)775-7223
Applicant's Address: 1301 HIGHWAY 33 #3E NEPTUNE NJ 07753
Email: kg@fourstardevelops.net
3. **Property Owner Name:** D.M.H.C., LLC % MEDLINE INDUSTRIES **Phone No.** **Fax No.**
Property Owner's Address: PO BOX 856 MUNDELEIN, IL 60060
Email:
4. **Present Approved Zoning Use of the Property:** Surgical & medical instrument manufacturing
5. **Proposed Zoning Use of the Property:** Commercial Warehouse/Manufacturing
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:

12/12/2023 The property is located within the LI Zoning District.

The applicant indicates the zoning use of the property to be "Commercial Warehouse/Manufacturing". This is inaccurate. Indicating the correct zoning use of the property is pertinent to the zoning review process. A review of the zoning permit file identifies the correct zoning use of the property to be a Surgical & medical instrument manufacturing (#139) use.

The applicant and property owner certify that the premises has not been the subject of any prior application to a Board of Jurisdiction (Zoning Board of Adjustment or Planning Board). This is inaccurate. The applicant/property owner are aware that the Zoning Board of Adjustment and the Planning Board are independent administrative municipal agencies with the ability to adjudicate requests to deviate from the established Land Development Ordinance. Any variances granted by a Board of Jurisdiction (Zoning Board of Adjustment and Planning Board).

run with the life of the property. The applicant and property owner are aware that the Board resolutions may contain conditions and/or restrictions pertaining to the use(s) on the property and/or structure(s) on the property. The premises has been the subject of prior application to the Board of Adjustment. A resolution was granted with conditions. The applicant did not provide copies of the Board resolution with Board approved plans with this zoning permit application submission.

Zoning Permit;

Neptune Township 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 has submitted this zoning permit application indicating the proposed change in use of the property. The identifies the proposed zoning use to be "Commercial Warehouse/Manufacturing". This is not a listed permitted use within the LI Zoning District. A use variance is required from the Zoning Board of Adjustment.

- The applicant has submitted this zoning permit application indicating proposed major site plans alterations. Variances are required from the

Zoning Board of Adjustment for major site plan review.

- There is a prior resolution granted by the Zoning Board of Adjustment, with conditions. The applicant did not provide copies of the resolutions with Board approved plans. Zoning Board of Adjustment review and approval is required.

- This zoning permit application is denied with referral to the Zoning Board of Adjustment.

Status

Approved ☐

Denied ☒

Referrals

Construction ☒

HPC ☐

Engineering ☒

Planning Board ☐

Zoning Board ☒

Mercantile ☐

Code Enforcement ☐