

Application for Site Plan and/or Subdivision

(Check all that apply)

<u>Preliminary</u>	<input checked="" type="checkbox"/>	<u>Minor Subdivision</u>	<input type="checkbox"/>	<u>Minor Site Plan</u>	<input type="checkbox"/>
<u>Final</u>	<input checked="" type="checkbox"/>	<u>Major Subdivision</u>	<input type="checkbox"/>	<u>Major Site Plan</u>	<input checked="" type="checkbox"/>
<u>Other</u> <input type="checkbox"/> Explain: _____					

Please check one:

Planning Board ☒ Zoning Board of Adjustment ☐

Property Information:

1. Property address: 3415 NJ-66, Neptune, NJ 07753
Block 3705 Lot 15 & 16 Zone G-1 Acreage 6.4

Contact Information:

2. Name of applicant: Sansone Jr's 66 Auto Mall
Mailing address: 3401-3425 Route No. 66, Neptune, NJ 07753
Phone # 732-922-1050 Fax # _____ Cell # _____
E-mail address: psjr@66automall.com

3. Interest of Applicant if other than owner: Applicant operates the auto dealership located at the subject property.

4. Contact Person: Paul Sansone Jr.
Mailing Address: 3401-3425 Route No. 66, Neptune, NJ 07753
Phone # 732-922-1050 Fax # _____ Cell # _____
E-mail address: psjr@66automall.com

5. Name of owner: PMB 66 Realty, LLC.
Mailing address: 3401-3425 Route No. 66, Neptune, NJ 07753
Phone # 732-922-1050 Fax # _____ Cell # _____
E-mail address: psjr@66automall.com

6. Name of applicant's Attorney: Daniel J. O'Hern Jr.
Mailing Address: 195 East Bergen Place, Red Bank, NJ 07701
Phone # 732-219-7711 Fax # 732-219-7733 Cell # 732-778-9277
E-mail address: dohern@byrnesohern.com

7. Name of applicant's Engineer: Andrew French
 Mailing Address: 1860 Route 34, suite 101, Wall, NJ 07719
 Phone # 732-312-9762 Fax # _____ Cell # _____
 E-mail address: Andrew.French@FPAEngineers.com

Detail Property Information:

8. Existing use of property: Dealership
 9. Proposed use of property: Dealership
 10. Special Flood Hazard Area: N/A

Detail Proposed Information:

11. Proposed number of lots, if applicable 2

	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	2.5 AC (108,900 SF)	6.4 AC (279,084 SF)	NO CHANGE
Lot Coverage	65 %	85 %	85.27 % *
Building Coverage	30 %	16.24 %	NO CHANGE
Building Height	40 FT	23.5 FT	NO CHANGE
Front Setback	40 FT	60.2 FT	NO CHANGE
Rear Setback	40 FT	27.7 FT	NO CHANGE
Side Setback	30 FT	33.9 FT	NO CHANGE
Combined Side Setback	60 FT	101.6 FT	NO CHANGE

(If multiple lots and/or buildings are proposed, please attach detailed listings)

* variance required

12. Has there been any previous applications involving these premises? Yes ☒ No ☐ Unknown ☐

If so, when December 14, 2022

Result of decision Site Plan approval for renovations to Mitsubishi building

13. List of variances requested with Section reference [attach forms as necessary]

see attached variance list

14. 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 completed application form inclusive of any supporting information; and twenty-five (25) copies plus one (1) CD* of survey and/or any plan(s), with one (1) additional copy of survey and/or any plan(s) on 11" x 17" sheet(s).

* See Section 802A. Development Application Completeness Checklist for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

SANSONE JR'S 66 Auto Mall

(Insert Applicant's Name)

being of full age, being duly sworn according to

Law, on oath depose and says that all the above statements are true.


(Original Signature of Applicant to be Notarized)

PAUL SANSONE JR.
(Print Name of Applicant)

MANAGING member of
SANSONE JR'S 66 AUTO MALL

Sworn and subscribed before me this

4th

day of November, 20 24

Linda S. Nardone

Signature of Notary Public

[NOTARY SEAL]

LINDA S. NARDONE
NOTARY PUBLIC OF NEW JERSEY
Commission expires 10/10/2028

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

Planning Board
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, PMB 66 Realty LLC, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

3401 Route 66, Neptune NJ 02753 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 3705 LOT(S) 15 + 16
ALSO KNOWN AS 3401 Route 66, Neptune, NJ
(Insert physical address of the subject property)

I/WE AUTHORIZE PAUC SANSONE, JR
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING 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 ANY DECISION OF THE PLANNING/ZONING 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).


(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

4th day of November, 2024

Linda S. Nardone

Signature of Notary Public

LINDA S. NARDONE [NOTARY SEAL]
NOTARY PUBLIC OF NEW JERSEY
Commission expires 10/10/2028

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 11-4-2024



Signature of Property Owner

STATEMENT FROM TAX COLLECTOR

Block _____ Lot _____

Property Location _____

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 the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, 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; applicant will be notified of any anticipated charges and the amount of the 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, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

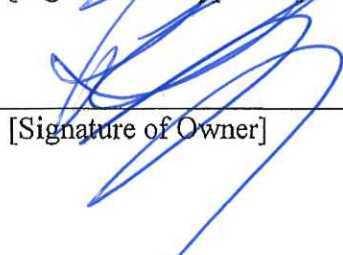
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: SANSONE TRS GG Auto Mail
[please print]

Property Address: 3401 Route 66, Neptune Block 3705 Lot 15+16

Applicant's Name: SANSONE TRS GG Auto Mail
By: PAUL SANSONE, JR [Print Name]  [Signature of Applicant]

Owner's Name: PMB GG Realty LLC
By: PAUL SANSONE JR [Print Name]  [Signature of Owner]

Date: 11-4-2024

Variance List

	<u>Permitted</u>	<u>Existing</u>	<u>Proposed</u>
1. Principal Building:			
a. Maximum percent lot cover	65%	85%	85.27%
2. Freestanding Signs (Per Section LDO-416.07)			
a. Maximum Height	15 FT	14 FT	30 FT
3. Building Façade Signs			
a. Maximum Size	48 SF or 1.5 SF for each lineal foot of wall face		79.25 FT
b. Mounting Height	8 FT		(not above roof) 17.11 FT from ground