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June 12, 2020

Via Email and Regular Mail

Ms. Kristie Dickert
Neptune Township Zoning Board of Adjustment
25 Neptune Boulevard
Neptune, NJ 07753

**Re: Collard Realty -- 1906 Rutherford Ave.
Block 1002, Lots 1, 16
Our File #92002-2**

Dear Ms. Dickert:

In regard to the above captioned matter, please accept this letter amendment to the previously filed application for Block 1002, Lot 16.

Based upon the previous hearings before the Neptune Township Board of Adjustment, we are hereby amending the above captioned application as follows:

Applicant seeks to allow the entire existing building located at 1906 Rutherford Avenue, Neptune, for warehousing/self-storage. Since warehousing/self-storage is not a permitted use in the C-7 Route 35 Commercial District, a use variance is required pursuant to Section 40:55D-70.1.d(1) of the Municipal Land Use Law. In the event the parking or a loading zone/space becomes an issue, the Applicant has secured an easement over property immediately east of the subject premises at 211 Highway 35, Neptune, NJ, otherwise known as Block 1002 Lot 1. That property is owned by 201 Hwy. 35, LLC. The adjacent property has sufficient spaces to accommodate any parking required for 1906 Rutherford Avenue without creating a diminution in spaces for the uses on 211 Highway 35. To the extent that the number of parking spaces and/or loading zone does

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not comply with the ordinance requirements, the applicant shall seek a variance for same.

Applicant also seeks, if required, variances for any existing non-conformities as this is an existing building and site. No improvements to the site are contemplated at this time which would require any new variances.

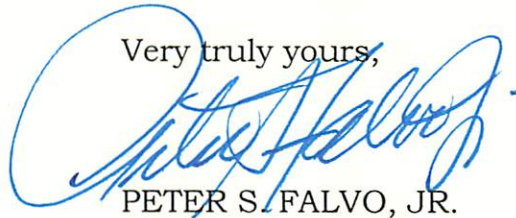
Applicant expressly makes application for any additional variances, exceptions, waivers of design standards and/or submission requirements as are required to develop the premises in the manner indicated in the application materials and any other approvals as reflected on the filed plans (as same may 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.

Based on these amendments, we have provided new notice to all property owners within 200' of Block 1002, Lots 1 and 16. In addition, a new notice is being published in the Asbury Park Press. A copy of that notice is enclosed. I have also enclosed twenty (20) copies of this letter for distribution to the Board and the Board professionals.

If you should have any questions or require additional information, please let me know.

Thank you for your time, cooperation and courtesies, I remain,

Very truly yours,



PETER S. FALVO, JR.

A Member of the Firm

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Encl.

PSF/mw

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