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Preliminary List of Variances & Waivers

Dated October 2024

**Crash Champions, LLC  
Proposed Building Expansion  
Block 514, Lots 1.01 & 3  
NJSH 35 & Huntington Avenue & Fisher Avenue  
Township of Neptune  
Monmouth County, NJ  
Job # 4790-23-01225**

Variances

**Zoning – Commercial District (C-7) Zone Use Requirements**

- (§ 404.10) Permitted Uses  
*The existing use of Automobile Body Repair & Painting is not permitted within the Commercial District (C-7) Zone. The project proposes to expand the existing use. Therefore, variance relief is requested.*

**Zoning – Commercial District (C-7) Zone Bulk Requirements**

- (§ 407.07.E) Schedule of Zoning Requirements
  - Required Minimum Lot Depth: 100 FT  
*Existing Non-Conformance: The minimum required lot depth is 100 feet, whereas the existing lot depth is 86.75 feet. Therefore, variance relief is requested.*
  - Required Minimum Front Yard Setback (Huntington Ave): 15 FT  
*The minimum required front yard setback is 15 feet. The existing front yard setback (Huntington Avenue) is 11.2 FT whereas the proposed front yard setback (Huntington Avenue) is 10.3 feet. Therefore, variance relief is requested.*
  - Required Minimum Side Yard Setback: 10 FT  
*The minimum required side yard setback is 10 feet. The existing side yard setback is 0.6 FT whereas the proposed side yard setback is 0.0 feet. Therefore, variance relief is requested.*
  - Maximum Allowable Building Coverage: 35 %  
*The maximum allowable building coverage is 35%, whereas the proposed building coverage is 38.7%. Therefore, variance relief is requested.*

### **Parking Requirements**

- (§ 412.17) Minimum parking for an automotive body repair and painting requires two (2) parking spaces per bay and work area.  
*The proposed development includes 12 bays and work areas, cumulative, and therefore requires 24 parking stalls. The project proposes a total of 17 parking stalls. Therefore, variance relief is requested.*

## **Checklist Waivers**

### **Development Application Completeness Checklist**

- (Item 5) Tree Removal Application package in accordance with § 525.  
*A Tree Removal Application shall be submitted as a condition of approval. Therefore, a temporary waiver is requested.*
- (Item 12) Community Impact Statement.  
*The project proposes to expand the existing use and therefore our office does not anticipate the development having an adverse impact to the community. Therefore, a waiver is requested.*

## **Design Waivers**

### **Parking Requirements**

- (§ 412.18) For all uses except single-family dwellings in non-historic zone districts, individual parking spaces shall be prohibited in any front yard setback area. Parking is prohibited in all districts on lawn areas within front yard setbacks.  
*The proposed development includes 6 proposed parking stalls within the front yard setbacks. Therefore, a design waiver is requested.*
- (§ 514.B.2) A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way can be minimized. No parking lot shall be located in a required front yard.  
*The project proposes two parking lots within the front yards, including 6 proposed parking stalls within the front yard setbacks. Therefore, a design waiver is requested.*
- (§ 514.B.3) The minimum setbacks for buildings from driveways, parking spaces and private streets within the site shall be ten (10) feet for nonresidential developments.  
*The proposed development includes driveways and drive aisles within 10 feet from the proposed building. Therefore, a design waiver is requested.*

### **Lighting Requirements**

- (§ 511.G) Parking lots for Vehicular Traffic with low activity shall have a minimum foot candle of 0.5.

*The development requires the parking lot to have a minimum proposed foot candle of 0.5 whereas the project proposes a minimum foot candle reading of 0.2 within the proposed parking area. Therefore, a design waiver is requested.*

### **Landscape Requirements**

- (§ 509.H) The base of all sides of a building shall be planted with foundation plantings consisting of evergreen and/or semi-evergreen shrubs and trees. such plantings shall be a minimum of two feet high at time of planting and spaced an average of three feet on center. This foundation planting requirement shall not apply to the sides of buildings that are directly abutting a public right-of-way.  
*The proposed development includes landscape gravel along the rear base of the building. Therefore, a design waiver is requested.*
- (§ 509.I.(1)) The perimeter of all parking lots shall be set back from all rear and side lot lines by a minimum of 10 feet. Per section LDO-412, no individual parking space may be located within a required front setback area.  
*The proposed development includes parking lots within 10 feet of the rear lot line. Additionally, the project proposes parking within the front yard. Therefore, a design waiver is requested.*
- (§ 509.I.(A)) Side and rear yards shall be landscaped with a combination of evergreen shrubs and deciduous trees to form a screen a minimum of six feet tall at the time of planting. Buffer tree spacing for foliage similar to the white pine shall be five feet on center and similar to the arborvitae shall be three feet on center.  
*The proposed development does not include deciduous trees within the landscape improvements. Therefore, a design waiver is requested.*
- (§ 509.I.(B)) Front yards shall be landscaped with a combination of an alternating evergreen and deciduous hedge a minimum of three feet tall at the time of planting, with deciduous shade trees located a spacing of 30 feet on-center, said spacing to supplement and alternate with required street trees.  
*The proposed development does not include deciduous trees within the landscape improvements. Therefore, a design waiver is requested.*
- (§ 509.I.(2)(A)) The base of a freestanding sign shall be liberally landscaped with a combination of shrubs, ground over, flowers or other plant materials.  
*Freestanding sign bases are required to be planted with liberally with a combination of shrubs, ground cover, flowers, and other materials whereas the proposed landscape base only includes ground cover. Therefore, a design waiver is requested.*

### **Signage Requirements**

- (§ 416.03.B) The base of a freestanding sign shall be liberally landscaped with a combination of shrubs, ground over, flowers or other plant materials.  
*Freestanding sign bases are required to be planted with liberally with a combination of shrubs, ground cover, flowers, and other materials whereas the proposed landscape base only includes ground cover. Therefore, a design waiver is requested.*