

# Zoning Determination



**DENIED**  
 BY: KD DATE: 9/8/25

ACCESSORY STRUCTURE (\$35)	PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
COMMERCIAL/RESIDENTIAL ADDITION (\$35)	RETAINING WALL (\$35)
CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	SIGN (\$35)
DRIVEWAY (\$35)	SOLAR PANEL (\$35)
FENCE (\$35)	STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35)
HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)	STORAGE SHED (\$35)
IMPERVIOUS COVERAGE (\$35)	SUBDIVISION (\$35)
INTERIOR REMODELING (\$35)	SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
NEW PRINCIPAL STRUCTURE (\$35)	ZONING DETERMINATION LETTER (\$35)

OTHER: \_\_\_\_\_ (\$35)

\*Indicate location, height, and type of fence or wall on survey / plot plan.

**PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION**

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

**PLEASE NOTE:** If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

**PLEASE PRINT CLEARLY:**

- Block: 613                                      Lot: 8                                      Zoning District: B-1
- Property Address: 216 HIGHWAY 35
- Current Property Owner Information:  
**(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)** Applicant Information:  

Name: ABBAS OSMAN FAMILY TRUST	Name: ABBAS OSMAN FAMILY TRUST
Address: 216 HIGHWAY 35	Address: 216 HIGHWAY 35
NEPTUNE, NJ 07753	NEPTUNE, NJ 07753
Phone: (732)859-9259	Phone: (732)859-9259
Email Address: olgahannoutrealtor@gmail.com	Email Address: olgahannoutrealtor@gmail.com
- Present zoning use of the property: Furniture Store and Showroom
- Proposed zoning use of the property: Community Center (642229)                                      Unchanged

# Zoning Determination

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

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 #: \_\_\_\_\_

(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0 \_\_\_\_\_ % Lot Coverage: 0 \_\_\_\_\_ %

-----FOR OFFICE USE-----

## Zoning Review Notes:

09/08/2025 The property is located within the B-1 Zone (Town Commercial) Zoning District as indicated by the owner/applicant and on the Zoning Permit Application.

The property consists of a 13,968 s.f. Furniture Store and Showroom.

The applicant is proposing to add the use "Community Center (642229)" to the property.

The applicant describes the zoning related activities in detail as follows:

"Collaborative Support Programs of New Jersey, Inc. (CSPNJ) is a peer led not-for-profit organization. CSPNJ provides flexible community-based services that promote responsibility, awareness, wellness through the provision of community wellness centers, supportive and referral services for housing, human rights advocacy, and educational and innovative programs. The proposed for the future location in Neptune will never offer housing or rehabilitation services. This location will offer referral services to organizations that provide housing and other social services. It will never provide Vocational Rehab services. This organization builds housing for adults with developmental disabilities throughout NJ eg: 1551 10<sup>th</sup> Ave, Neptune NJ. (Please note that the form submitted before was completed in error based on information of another organization that was the recipient of the fund-raising event 2025 Neptune Township Mayor's gala, and it was attached to the letter of CSPNJ left at the Trust office desk. Absolutely no relation between the organizations)

The owner/applicant has indicated that the property has not been subject to any prior application to the Zoning Board of Adjustment or Planning Board.

### **ZONING NOTES:**

- The proposed change of use/occupancy of the property, building or structure to a Community Center (642229) is not a listed permitted use within the B-1 Zoning District. This reviewer is unable to locate an NAICS Code relative to "642229". The B-1 Zoning District specifically permits "Social Assistance (NAICS 624, **except Vocational Rehab Services, Community NAICS 6242**)".
- The applicant has not indicated whether the existing Furniture Store and Showroom is proposing to vacate the site or if they are seeking to add an additional use to the property.
- The owner/applicant has not demonstrated they can comply with the parking requirements as prescribed in Land Development Ordinance Section 412.17 – Parking Requirements which indicates "Community Center – 1 space per 250 square feet of gross floor area". The applicant has indicated the square footage of the building consists of 13,968 s.f.; therefore, 55.87 off-street parking spaces are required and the survey submitted indicates there are 8 off-street parking spaces existing which includes 1 ADA parking space.

**This Zoning Permit is DENIED.**

**Zoning Board of Adjustment review and approval is required for a Use Variance and Bulk Variance(s) as required.**

#### **Status**

Approved

Denied ✓

#### **Referrals**

Construction

HPC

Engineering

Planning Board

Zoning Board

✓

Mercantile

Code Enforcement

# Zoning Permit Application



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input type="checkbox"/> RETAINING WALL (\$35)
<input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	<input type="checkbox"/> SIGN (\$35)
<input type="checkbox"/> DRIVEWAY (\$35)	<input type="checkbox"/> SOLAR PANEL (\$35)
<input type="checkbox"/> FENCE (\$35)	<input checked="" type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35)
<input type="checkbox"/> HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)	<input type="checkbox"/> STORAGE SHED (\$35)
<input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)	<input type="checkbox"/> SUBDIVISION (\$35)
<input type="checkbox"/> INTERIOR REMODELING (\$35)	<input type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
<input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)
<input type="checkbox"/> OTHER: _____ (\$35)	

\*Indicate location, height, and type of fence or wall on survey / plot plan.

**PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION**

**The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).**

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

**PLEASE NOTE: If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.**

**PLEASE PRINT CLEARLY:**

- Block: 613 Lot: 8 Zoning District: B-1
- Property Address: 216 Hwy 35 Neptune NJ 07753
- Current Property Owner Information:  
(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)  
Name: Abbas Osman Family Trust  
Address: 216 Hwy 35  
Neptune NJ 07753  
Phone: 732 859 9259  
Email Address: OlgaHannoutRealtor@Gmail.Com  
Applicant Information:  
Name: Abbas Osman Family Trust  
Address: 216 Hwy 35  
Neptune NJ 07753  
Phone: 732 859 9259  
Email Address: OlgaHannoutRealtor@Gmail.Com
- Present zoning use of the property: Furniture Store
- Proposed zoning use of the property: Community Center 642229 ☐ Unchanged

# Zoning Permit Application

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

Collaborative Support Programs of New Jersey, Inc. (CSPNJ) is a peer led not-for-profit organization. CSPNJ provides flexible community-based services that promote responsibility, awareness, wellness through the provision of community wellness centers, supportive and referral services for housing, human rights advocacy, and educational and innovative programs. The proposed for the future location in Neptune will never offer housing, or rehabilitation services. This location will offer referral services to organizations that provide housing, and other social services. It will never provide Vocational Rehab services. This organization builds housing for adults with developmental disabilities through NJ eg: 1551 10th Ave. Neptune NJ.

(Please note that the form submitted before was completed in error based on information of another organization that was the recipient of the fund raising event

2025 Neptune Twp Mayor's gala, and it was attached to the letter of CSPNJ left at the Trust office desk. Absolutely no relation between the organizations)

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 #: Re; 200 Hwy 35  
(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0 % Lot Coverage: 0 %

(SUBMIT A COPY OF YOUR COVERAGE CALCULATIONS WITH THIS APPLICATION SUBMISSION)

**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.

The applicant and property owner certify that all statements and information made and provided as part of this application are true to the best of their knowledge, information and belief. All pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application submission.

**Abbas Osman Family Trust**

PROPERTY OWNER NAME – Please PRINT

*OLGA HANNOUT TRUSTEE FOR THE ABBAS OSMAN FAMILY TRUST*

PROPERTY OWNER SIGNATURE

**August 22, 2025**

DATE

**Abbas Osman Family Trust for CSPNJ**

APPLICANT NAME – Please PRINT

*OLGA HANNOUT TRUSTEE FOR THE ABBAS OSMAN FAMILY TRUST*

APPLICANT SIGNATURE

**08/22/25**

**August 22, 2022**

DATE

**PLEASE CONTACT THE FOLLOWING NEPTUNE TOWNSHIP DEPARTMENTS AS ZONING MAY NOT BE THE ONLY REQUIRED APPROVALS NECESSARY:**

- CODE ENFORCEMENT DEPARTMENT - 732-988-5200, EXT. 213
- CONSTRUCTION DEPARTMENT - 732-988-5200, EXT. 260
- ENGINEERING DEPARTMENT - 732-897-4162, EXT. 200
- HISTORIC PRESERVATIONS COMMISSION (HPC) - 732-897-4162, EXT. 200
- MERCANTILE - 732-988-5200, EXT. 246

THE HONORABLE MAYOR ROBERT LANE JR.  
IS HAPPY TO INVITE YOU TO THE  
NEPTUNE TOWNSHIP

# Mayor's Charity Ball

*benefiting*

*The Jersey Shore Dream Center*

*Love Lifts Us Up*

SATURDAY | JULY 26TH, 2025

COCKTAIL HOUR 6PM-7PM

RECEPTION 7PM TO 10:30PM

JUMPING BROOK COUNTRY CLUB

210 JUMPING BROOK ROAD

NEPTUNE | NEW JERSEY

LOVE | CARE | GIVE







ADMINISTRATION  
11 SPRING ST. FREEHOLD, NJ 07728

July 30, 2025

Kristie Dickert  
Zoning Officer  
Neptune Township, NJ

**Re: Change of Occupancy Request for CSPNJ**

Dear Ms. Dickert,

My name is Victor Luna, and I am the Chief Executive Officer of CSPNJ, Inc. (CSPNJ), a well-established organization that provides wellness centers throughout New Jersey.

We respectfully request approval for a change of occupancy for a CSPNJ Community Wellness Center. The center is located at 11 Spring St. in Freehold, NJ, and is being converted from a City and Freehold wellness centers into a community. The site is ideally located, with easy access to public transportation.

CSPNJ's community wellness centers are helping individuals achieve their wellness and recovery goals. Clients receive one-on-one peer support, group therapy, wellness education, community-based development, housing linkages, and peer support.

Our centers serve some of the most underserved populations that are not otherwise available through traditional services. The environment that fosters mutual support and recovery.

Given the nature of our program and our clients' reliance on walking and public transit only three parking spaces will be designated for our staff. This will adequately support our day-to-day operations without limiting the site's parking capacity of seven parking spaces available in the building courtyard.

Thank you for your time and thoughtful consideration of this request. Please do not hesitate to contact me should you need any additional information or wish to discuss the proposal further.

Sincerely,

Victor M. Luna  
Chief Executive Officer

## Meet our Benefactors

### The Jersey Shore Dream Center



*"Our mission is to give Hope to the hopeless, Food to the hungry, Clothes to the needy, and Freedom in Christ Jesus to those who are bound by addiction and life-controlling issues."*

### Love Lifts Us Up



*"Love Lifts Us Up is a collaborative non-profit organization offering direct assistance to underserved families of newborns and seriously ill children in the pediatric care units of a local hospital"*

*To learn more about each of our benefactors, please scan the QR code below to visit their direct links.*



dASHingLEIGH  
beautiful prints



ADMINISTRATION  
11 SPRING ST. FREEHOLD, NJ 07728

**VICTOR LUNA**  
Chief Executive Officer

July 30, 2025

Kristie Dickert  
Zoning Officer  
Neptune Township, NJ

**Re: Change of Occupancy Request for CSPNJ Community Wellness Center**

Dear Ms. Dickert,

My name is Victor Luna, and I am the Chief Executive Officer of Collaborative Support Programs of New Jersey, Inc. (CSPNJ), a well-established nonprofit organization that has operated peer-led community wellness centers throughout New Jersey for over 40 years.

We respectfully request approval for a change of occupancy from the former Suniland furniture store to a CSPNJ Community Wellness Center. This new location will allow us to consolidate our existing **Neptune City** and Freehold wellness centers into a single, enhanced space better suited to meet the needs of the community. The site is ideally located, as the individuals we serve primarily arrive on foot or via public transportation.

CSPNJ's community wellness centers are peer-led, recovery-oriented spaces that support individuals in achieving their wellness and recovery goals. At these centers, participants engage in innovative wellness groups, receive one-on-one peer support, and access local social services. We also offer recovery and wellness education, community-based resource navigation, inclusive community events, leadership development, housing linkages, and peer employment support.

Our centers serve some of the most underserved members of the community, providing vital services that are not otherwise available through the Township. We strive to create a welcoming, empowering environment that fosters mutual support, connection, and growth.

Given the nature of our program and our clients' reliance on walking and public transit only three parking spaces will be designated for our staff. This will adequately support our day-to-day operations without limiting the site's parking capacity of seven parking spaces available in the building courtyard.

Thank you for your time and thoughtful consideration of this request. Please do not hesitate to contact me should you need any additional information or wish to discuss the proposal further.

Sincerely,

Victor M. Luna  
Chief Executive Officer





ADMINISTRATION  
11 SPRING ST. FREEHOLD, NJ 07728

**VICTOR LUNA**  
Chief Executive Officer

---

September 8, 2025

Kristie Dickert  
Zoning Officer  
Neptune Township, NJ

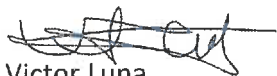
**Re: NAICS Code – 216 Highway 35**

In our previous application, there was a typographical error regarding the NAICS code for our business. The correct NAICS code is **624229**, but it was mistakenly entered as **642229**.

Please disregard the incorrect code and update the application to reflect the correct code: **624229**.

If you have any questions or require additional information, please feel free to contact me.

Respectfully,



Victor Luna  
Chief Executive Officer