



Fee Date:
Check #:
Cash: 0

ZONING REVIEW

ID: 554875178

Date: 05/07/2021

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 checked="" type="checkbox"/> Signs |
| <input 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 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: 25-75 S MAIN ST **Block:** 306 **Lot:** 7 **Zone:** B-1

2. **Applicant Name:** SERVICE PRO SIGN & LIGHTING **Phone No.** (732)308-7780 **Fax No.** (732)-308-7781

Applicant's Address: 234 BOUNDARY RD UNIT105 MARLBORO NJ 07746

Email: info@serviceprosign.com

3. **Property Owner Name:** WEST GROVE SQUARE ASSOC LLC **Phone No.** **Fax No.**

Property Owner's Address: 3899 ROUTE 516 OLD BRIDGE, NJ 08857

Email:

4. **Present Approved Zoning Use of the Property:** Retail Shopping Plaza for permitted uses within the Zoning District

5. **Proposed Zoning Use of the Property:** Retail Shopping Plaza for permitted uses within the Zoning District

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: Planning 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:

05/07/2021 Pharmacies & drug stores (#19) (446110), Convenience stores (#11) (445120) = Rite Aid

The applicant/property owner indicates the address of the property to be "75 South Main St". This is false. The correct property address as indicated in Tax Assessors records is "25-75 S Main St".

This zoning permit application submitted on 03-01-2021 consists of:

- One (1) copy of the Zoning Permit Application;
- Two (2) copies of the Construction Plan.

The applicant/property owner does not indicate if the premises has been the subject of any prior application to the Zoning Board of Adjustment or Planning Board. The property has been the subject of prior application to the Planning Board. It was discovered that additional signage has been constructed on the building without first acquiring zoning approval.

The property is located within the B-1 Zone (Zoning District).

The applicant indicates the present and proposed zoning use of the property to be "Retail Pharmacy". This is false. The applicant/property owner does not demonstrate they are aware of the present and proposed zoning use of the property. The present zoning use of the PROPERTY is a "Retail Shopping Center for Permitted Uses within the Zoning District".

The present approved uses on the property include:

- 1 Restaurant, take-out (#109) (722513) = Bagel Talk
- 2 Convenience stores (#11) (445120) = 7-Eleven
- 3 Coin-operated laundries & drycleaners (#138) (812310) = Sure Clean Laundry
- 4 Pharmacies & drug stores (#19) (446110), Convenience stores (#11) (445120) = Rite Aid
- 5 Barber & beauty shops, beauty salons & parlors, hairdressers (#111) (812112), Manicure salon or nail services (#114) (812113) = Spa Bella Style House
- 6 Restaurant, take-out (#109) (722513) = Luigis Pizzeria
- 7 Restaurant (#108) (722511) = Sea Crab Bar & Boil
- 8 Bank (#50) (522190) = PNC Bank
- 9 Restaurant, take-out (#109) (722513) = Jersey Mikes Subs
- 10 Family clothing & apparel stores (#23) (4481) = Urban Source

- 11 Restaurant, take-out (#109) (722513) = Yummy Yummy
- 12 Private mail centers (#165) (561431) = The UPS Store
- 13 Restaurant, take-out (#109) (722513) = Burger King
- 14 Radio, television & other electronics stores (#5) (517312) = Sprint
- 15 Art, music, dance & martial-arts instruction (#76) = Business name not indicated/operated by Alexis Romano

The applicant describes the proposed work in detail:

"Replacement of Existing Signage as per ???"

The applicant does not describe all proposed work and structures as defined by the Land Development Ordinance in the detailed description and in the submitted plans.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Zoning Permit Application Information Sheet;
- Definitions;
- Signs.

Zoning Permit Application Information Sheet:

With each Zoning Permit Application you are required to submit: (for all projects within the Historic Zoning Districts) three (3) copies of a current survey/site plan and three (3) sets of construction plans; **(for all projects outside of the Historic Zoning District) two (2) copies of a current survey/site plan and two (2) set of construction plans.** Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. **On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale),** the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

ZONING NOTES:

- The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet.
- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The submitted construction plans consist of photo shopped pictures. The submitted construction plans are not drawn to scale.

Definitions;

Land Development Ordinance section 201 states:

abandonment - The relinquishment of property, or cessation of the use of the property, by the owner or lessee without any intention of transferring property rights to another owner or of resuming the use of the property.

alteration of building— Any change in the supporting members of a building, bearing walls, columns, beams, girders, or interior partitions, or any addition to or diminution of a building, including the addition, modification, removal or replacement of exterior elements, including but not limited to siding, roofing, windows, doors, trim, cornices, eaves, gutters, finials, moldings, railings, arches, cupolas, or other decorative ornamentation. [NOTE: The previous definition has been amended per Ordinance No. 02-41]

antenna – Any exterior apparatus designed for telephonic, radio or television communications through the sending and/or receiving of electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunication signals or other communication signals. Parabolic dish antennas used for satellite communications shall not be included within this definition.

applicant - person, partnership, corporation or public agency requesting permission to engage in land development/soil removal/tree removal activity.

approving authority – The Planning Board, Zoning Board of Adjustment or Historic Preservation Commission of the Township of Neptune.

as-built survey – A property survey prepared and certified by a licensed land surveyor to reflect the actual location of structures and other improvements constructed on a property.

awning - Any structure made of cloth, canvas or vinyl, with a frame attached to a building or other structure which may be raised to a position against the building or structure when not in use.

banners, pennants or bunting – Temporary announcement device constructed of cloth, canvas, fabric or other light material.

building – Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

building coverage – The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

building envelope – An area, generally described by building setback lines, depicting the area within which the building(s) can be constructed.

building footprint – The horizontal area contained within the outer dimensions of the foundation walls of a building.

building height – The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average height between the eaves and the ridge level for gable, hip, and gambrel roofs.

building line – A line formed by the intersection of an exterior wall of a building with the ground.

building line, front – A line parallel to the front yard line touching that part of a principal building closest to the front yard line, not including the dimensions of a porch structure.

commercial vehicles – Any commercially registered vehicle except a passenger car. Vehicles normally associated with a commercial use, but not registered for commercial use, shall be deemed commercial vehicles.

final approval – The official action of the Planning Board or Zoning Board of Adjustment taken on a preliminary approved major subdivision or site plan after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guarantees properly posted for their completion, or approval conditioned upon the posting of such guarantees.

lot – A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed, or build upon as a unit.

lot coverage - The percentage of lot area that is covered by impervious cover.

lot depth – The mean distance between the front and rear property lines of any lot, measured along a line either parallel to or making equal angles with the side lines.

lot frontage – The length of the street line of a lot.

lot line – A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

lot line, front - The lot line separating a lot from a street right-of-way. In the Historic District-Oceanfront District the lot line, front shall be the lot line between the leasehold lot in question and the Historic Flared Avenue Open Space. This line is also considered the inner sidewalk line.

lot line, rear - The lot line opposite and most distant from the front lot line. In the case of a corner lot, the lot line opposite the shorter front street line shall be considered the rear lot line.

lot line, side - Any lot line other than a front lot line or rear lot line.

lot width – A distance measured at the front yard setback line along a line perpendicular to parallel side lines or making equal angles with both converging side lines. Where a front yard is not required, the lot width shall be measured along the street line.

non-conforming lot - A lot, the area, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

non-conforming structure - A structure the size, dimension or location of which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

non-conforming use - A use or activity which was lawful prior to the adoption, revision or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

sign - Any name, identification, description, display or illumination which is affixed to or painted on or represented directly or indirectly upon a building, structure or parcel of land, and which directs attention to a person, organization, institution, activity, event, place, object, product, commodity, business, entertainment, service or profession or which conveys any message, notice or greeting.

sign alteration – The enlargement, extension or relocation of an existing sign or support structure.

Sign area - The entire area within a contiguous perimeter enclosing the limits of a sign and including the frame of the sign, but not including structural elements outside the limits of such sign and not forming an integral part thereof.

sign face – The area or display surface used for the message.

sign restoration – The routine maintenance and painting of existing, approved signs, that does not change the approved design or increase the total sign area.

sign supporting structure - All frames, glass or other coverings, gooseneck arms, light bulbs, lights, shields, shades, reflectors, supports, brackets, braces, screws, bolts, fastenings or other items or devices which constitute a part of the support system for any sign, awning, canopy or marquee.

sign, awning – A sign that is mounted, painted, or attached to an awning.

sign, contractor – A temporary sign that identifies the tradesperson or architect of a specific improvement on the property for which the improvement is being made.

sign, directional – A sign intended to facilitate efficient traffic circulation movement within a particular tract.

sign, directory – A ground or wall sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

sign, flashing - A sign, the illumination of which is not kept constant in intensity at all times when in use.

sign, freestanding – A single or multi-faced sign not attached to a building, and with an upright base extending from the ground.

sign, illuminated - A sign having characters, letters, figures, designs or outlines illuminated by electric light or luminous tubes as a part of the sign.

sign, indirectly illuminated - An illuminated, non-flashing sign whose illumination is derived from an external artificial source and is so arranged that no direct rays of light are projected from the artificial source into an area where anyone resides or into any public street or public way.

sign, political – A temporary sign denoting a political campaign headquarters, party affiliation, cause or candidate.

sign, portable - A sign that is not securely affixed to the ground or otherwise affixed in a permanent manner to a building or other structure.

sign, project – A temporary sign intended to identify a project under construction, including the project

name, general contractor, architect and prime real estate agent.

sign, projecting – A sign that is wholly or partly dependent upon a building for support and that projects more than nine (9) inches from such building.

sign, public purpose – A sign designed to promote the public health, safety and welfare, including official government notices, government signs, signs to control and direct traffic on public streets, street identification signs, signs erected by public utility companies to warn of dangerous or hazardous conditions and political signs.

sign, reader board – A temporary, portable sign that incorporates changeable lettering and is intended primarily for advertising or announcement purposes.

sign, real estate – A sign pertaining to the sale or lease of the premises, or a portion thereof, on which the sign is located.

sign, residential development – A sign identifying a residential major subdivision, condominium, apartment or townhouse complex, and is located entirely on the property which it is identifying.

sign, residential nameplate – A wall sign permitted for the sole purpose of identifying the inhabitant residing therein, the house name and/or identifying the address of the house.

sign, roof – A sign that is mounted on the roof of a building or is wholly dependent upon a building for support, and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

sign, sidewalk – A temporary, moveable, non-illuminated sign located within the public right-of-way that is not permanently affixed to a wall, structure or to the ground.

sign, traffic-control – A permitted sign for the purpose of identifying private parking areas and directing the flow of traffic on private property.

sign, wall-mounted – A sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall.

sign, window - A sign which is part of or affixed or attached to the interior or exterior of a window or otherwise part of a window and located within eighteen (18") inches of the interior of the window and which can be seen from a public street or public parking facility.

site plan - A development plan of one or more lots on which is shown the existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, flood plains, marshes and waterways; the location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, and screening devices; and any other information that may be reasonably required in order to make an informed determination pursuant to this Ordinance.

Signs;

Land Development Ordinance section 416.02-A states:

General Provisions

A Permit Required.

1 An application shall be made to the Zoning Officer for the issuance of a zoning permit by any person wishing to erect, alter, modify, or expand any sign, except exempt signs as described in this Article. This shall apply to all site plans that do not acquire approval at the board level.

2 A zoning permit and any other permits that may be required for the erection or modification of a sign may only be issued subsequent to the issuance of a zoning permit by the Zoning Officer.

2 If the Zoning Officer determines that the proposed sign does not conform to the requirements contained herein, the Officer shall instruct the applicant that Planning Board or Zoning Board of Adjustment approval of an application for development is required, and the Officer shall further advise the applicant which Board has jurisdiction.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.02-C states:

General Provisions

C Measurement. For the purposes of this section, the size of any sign shall be computed by determining the total area of any sign board, sign face or sign background at its largest horizontal and vertical dimensions, including framing, trim or molding. Where there is no framing, the sign area shall be deemed to be the area of the smallest rectangular figure that can encompass all of the figures and their supporting logos or elements, if any. For double-faced signs, only one (1) display face shall be measured in computing the total sign area where the sign faces are parallel, or where the interior angles formed by the faces are fortyfive (45) degrees or less. Maximum permitted size does not include the supporting structure, as long as the supporting structure is not designed to convey a message. The supporting structure shall not in itself convey any type of message, except for the property address and for permitted appurtenances specified in this section.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.02-D states:

General Provisions

D Content. The content or advertising which may be displayed on signs shall be limited to the identification and location of the premises, identification of its owners or occupants and information concerning the activities conducted on the premises or the goods and services offered in connection therewith, unless specified otherwise herein.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.02-E states:

General Provisions

E Maintenance. Signs shall be constructed of durable materials, maintained in good condition and not allowed to become dilapidated. All signs, together with all supports, braces, anchors and other parts, shall be kept in continual repair, including cleaning, painting, replacing of defective parts and otherwise maintaining a presentable condition. The owner of any painted sign shall be required to repaint the same when necessary to maintain the sign in good condition and give it a neat appearance. Lack of proper maintenance shall be considered abandonment, and the sign shall be repaired, painted, cleaned or otherwise returned to a presentable condition or removed within ten (10) days upon notification by the Zoning Officer or Construction Code Official.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.02-F states:

General Provisions

F Appurtenances. Notwithstanding the restrictions found elsewhere in this article concerning sign face shape and area, sign appurtenances shall be permitted only when designed as an integral part of the sign, constructed of similar materials, and graphically compatible in color, shape, position, and scale with

the permitted sign face. Sign appurtenances cannot increase the proposed sign area by greater than fifteen (15%) percent. Sign appurtenances cannot extend above or to the side of the sign face by a distance greater than forty (40%) percent of the sign face height. Sign appurtenances cannot project outward beyond the face of the proposed sign. Sign appurtenances for Type B freestanding signs only may identify the name of a retail or office development in accordance with the foregoing standards.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.02-H states:

General Provisions

H Height. Sign height shall be measured between average grade immediately below the sign and the highest point of the highest element of the sign. Wall signs shall not project more than 2' above the top or beyond the ends of the wall surface upon which they are placed, nor shall wall signs be placed on a parapet or similar architectural device such that the sign would project above the elevation of the roof behind such parapet or other device.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.02-I states:

General Provisions

I Projection. No wall sign may project more than twelve (12) inches from the outer face of a wall and shall not extend over any public right-of-way, unless otherwise provided for in this article. An awning shall not be construed in any way to be a wall sign.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.03-A states:

Design Requirements

A Illumination. Except for signs in historic zone districts regulated by municipality's regulations, signs may be floodlighted, spotlighted or internally illuminated from the rear with a diffused light source, unless such illumination is specifically prohibited elsewhere in this Ordinance. All illumination shall be subject to the following:

1 All lighting sources shall be completely shielded from the view of vehicular traffic.

2 Such illumination shall not project light above the highest elevation of the front wall of the building for wall-mounted signs or more than five feet above ground level for freestanding signs.

3 Where a sign is located on a lot adjacent to a lot used primarily for residential purposes, such shall not be illuminated in a manner that permits any light to shine or cause a nuisance to the adjacent residential use.

4 No illuminated sign located on a lot adjacent to or across the street from any residential district and visible from such residential district shall be illuminated between the hours of 11:00 p.m. and 7:00 a.m., unless the use to which the sign pertains is open for business during those hours.

5 No sign shall contain exposed neon, blinking, flashing, flickering, tracer or sequential lighting. All signs shall remain stationary and constant in intensity and color at all times.

6 All wiring for permanent illuminated signs shall be installed and maintained so that it is not within public view. The running of wiring or conduit along the exterior wall of a building to access a sign is specifically prohibited unless in the judgment of the Construction Official there is no practical way to run the conduit so that it is not within public view.

7 No illuminated sign shall be of such a color or located in such a manner as to be confused with, or to diminish or detract in any way from, the effectiveness of any traffic signal or similar official safety or warning device.

8 Light Emitting Diode (L.E.D) signs may be permitted when authorized as a conditional use by the Planning Board in the B-1, C1, C-4, C-5, C-6, and C-7 Zoning Districts, in accordance with the following conditions:

(1) On properties which contain professional office complexes, and retail shopping plazas.

(2) One (1) sign shall be permitted and shall not exceed twentyfour (24) square feet in area.

(3) The LED portion of the sign shall be subject to the following conditions:

(i) The digital message portion of the sign may not exceed 75% of the total sign area.

(ii) The LED portion of a sign shall change messages at intervals of no less than three changes per minute.

(iii) The LED portion of the sign shall only be in operation during the hours of operation of the business, organization or facility which operates the sign.

(iv) The LED sign may advertise only the products and services offered by the business, organization or facility operating the sign and may not advertise specials or sales offered by any business, organization or facility.

(v) Permitted messages may be displayed no more than twenty (20) minutes in any one (1) hour. The balance of the LED messages shall include community messages supplied by the Township of Neptune and informational messages about public safety.

(4) Each business which has a liquor license may have an LED sign subject to the following restrictions:

(i) No more than one (1) sign of this type shall be permitted.

(ii) The digital message portion of the sign shall not exceed one-third (1/3) of the total sign area or twentyfour (24) square feet, whichever is less.

(iii) The message of such signs shall be limited to three (3) lines indicating entertainment or special and limited commercial or professional events.

(5) In addition to the signs authorized in the zones permitting filling stations, fuel, oil and gasoline filling stations may display one (1) digital message sign for the purpose of indicating their gasoline price only. The additional price sign shall not be attached to the building, but shall be attached to the approved freestanding station identification sign located on the site. The size of the price sign shall not exceed twelve (12) square feet in area.

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

Land Development Ordinance section 416.07-B-2 states:

B Wall-mounted signs. Wall-mounted signs may be constructed as follows (see also Appendix D):

2 Multi-tenant retail structures.

(a) Size: 48 square feet, or one-and-five tenths (1.5) square feet for each lineal foot of wall face that the sign is mounted on, whichever is less.

(b) Mounting Height: 8' maximum (including hardware) and not to extend more than 2' above the roof line.

(c) Quantity: 1 per tenant

(d) Maximum permitted horizontal sign dimension: 75% of the wall face

(e) Projection: 1' maximum

ZONING NOTES:

- The applicant has submitted this Zoning Permit Application to reface some existing signage, remove existing wall mounted signs and construct new wall mounted signs. Signage on this property for this use was the subject of prior approval of the Neptune Township Planning Board. The applicant did not submit a copy of the Board approved plans with the submission of this zoning permit application. It was discovered that additional wall mounted signage has been constructed on this building without first acquiring zoning approval. The applicant does not acknowledge this in their application. The applicant did not provide plans displaying what signage received approval from the Planning Board. The applicant has submitted this application merely stating the proposed replacement of existing signage. The applicant does not demonstrate compliance with the Planning Board approved signage. Planning Board approval is required.

The applicant does not demonstrate compliance with the Planning Board approved signs

Planning Board approval is required

* Returned to the applicant

- One (1) copy of the Zoning Determination;

- One (1) copy of the Construction Plan.

Status

Approved ☐ Denied ☒

Referrals

Construction ☒ HPC ☐ Engineering ☐ Planning Board ☒ Zoning Board ☐ Mercantile ☐ Code Enforcement ☐