

COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | C | I | N/A | W* | |
|---|--------------------------|-------------------------------------|-------------------------------------|--|
| | | | | [C = Complete I = Incomplete N/A = Not Applicable W = Waiver Requested*] |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form, which must include the following: |
| | | | <input checked="" type="checkbox"/> | Applicant's name, address, telephone number, facsimile number and e-mail address. |
| | | | <input checked="" type="checkbox"/> | Property Owner's name, address, telephone number, facsimile number and e-mail address. |
| | | | <input checked="" type="checkbox"/> | Applicant's interest in the property. |
| | | | <input checked="" type="checkbox"/> | Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives. |
| | | | <input checked="" type="checkbox"/> | Street address of property under consideration. |
| | | | <input checked="" type="checkbox"/> | Tax Block and Lot numbers of property. |
| | | | <input checked="" type="checkbox"/> | Zoning District in which property is located. |
| | | | <input checked="" type="checkbox"/> | Description of the property. |
| | | | <input checked="" type="checkbox"/> | Description of the proposed development. |
| | | | <input checked="" type="checkbox"/> | Type of application (i.e., Use Variance or Bulk Variance). |
| | | | <input type="checkbox"/> | Identification of subject property's Special Flood Hazard Area Zone. |
| | | | <input checked="" type="checkbox"/> | Executed copy of "Authorization & Consent Form" Part C. |
| | | | <input checked="" type="checkbox"/> | Executed copy of "Certificate of Ownership" Part D, if applicable. |
| | | | <input checked="" type="checkbox"/> | Executed copy of "Certificate of Corporation/Partnership", if applicable. |
| | | | <input type="checkbox"/> | Verification of taxes paid (this will be further verified by the Administrative Officer). |
| | | | <input checked="" type="checkbox"/> | Executed copy of "Escrow Agreement" Part E. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit denial. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42". |
| <u>PLEASE NOTE: Only folded plans will be accepted, and all submitted plans must be to scale.</u> | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies of site plans/construction plans with initial submission and with each subsequent submission, for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement (for Use Variance only). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>750.00</u> Escrow Deposit \$ <u>1500.00</u> in accordance with schedule. |
| <u>PLEASE NOTE: Application Fee and Escrow Deposit must be paid in separate checks.</u> | | | | |

*Any request for a waiver must include a written explanation for the request.

APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

- Bulk Variance (front, side/rear setback, other) – Specify: _____
- Bulk Variance (lot coverage): _____
- Use Variance (proposal not permitted in zone): Sale of hot tubs, pool supplies accessories and equipment
- Appeal/Interpretation of Decision: _____
- Other - Specify: _____

1. Property Address: 615 Route 35, Neptune New Jersey
2. Block: 806 Lot: 6
3. Property is located in B-1 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: Pimco, LLC dba Hot Tub Pirate
Mailing Address: 110 7th Avenue, #2, Belmar, NJ 07719
Phone #: 732-309-0277 Fax #: _____ Cell #: _____
E-mail Address: mikepimco@gmail.com
5. Name of Owner: 615 Route 35 LLC
Mailing Address: 110 7th Avenue, #2, Belmar, NJ 07719
Phone #: 732-309-0277 Fax #: _____ Cell #: _____
E-mail Address: mikepimco@gmail.com
6. Interest of Applicant, if other than Owner: _____
7. Name of Contact Person: Ronald J. Troppoli, Esq.
Mailing Address: 118 Highway 35, Neptune, NJ 07753
Phone #: 732-774-1177 Fax #: 732-775-7844 Cell #: _____
E-mail Address: Troppolilaw@gmail.com
8. Applicant's Attorney: Same as above Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
9. Applicant's Engineer: Charles Surmonte, P.E. Company: Charles Surmonte, PE, PLS
Mailing Address: 301 Main Street, 2nd Floor, Allenhurst NJ 07711
Phone #: 732-660-0606 Fax #: _____ Cell #: _____
E-mail Address: ct.surmonte@comcast.net
10. Applicant's Architect: N/A Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: N/A Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
12. Applicant's Planner: James W. Higgins, PP Company: JWH Associates
Mailing Address: 901 W Park Avenue, Ocean NJ 07712
Phone #: 732-493-3065 Fax #: _____ Cell #: _____
E-mail Address: jwhassoc@me.com

DESCRIPTION OF PROPERTY (e.g., Single Family Dwelling, Commercial/Retail):

Existing use of property: Neptune Mower Shop, sales and service (approved by Bd under Resolution ZB10-14)

Proposed use of property: Sale of hot tubs, pool supplies accessories and equipment

Special Flood Hazard Area: _____

PRINCIPAL USE:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	15,000 sf	23,653 sf	23,653 sf
LOT COVERAGE	80%	59%	14,038 sf +/- existing
BUILDING COVERAGE	35%	21% (4750 sf)	4750 sf (existing)
BUILDING HEIGHT	48 ft	24 ft and 30 ft +/-	24 ft and 30 ft +/-
FRONT SETBACK	15 ft	11.6 ft; 6.0 ft; 15. ft all frontages	11.6 ft; 6.0 ft; 15. ft all frontages
REAR SETBACK	20 ft	54.6 ft	54.6 ft (existing)
SIDE SETBACK	0/10 ft	N/A	
COMBINED SIDE SETBACK	25 ft	N/A	

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

ACCESSORY (if applicable): N/A

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

8. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

YES NO

If YES, please give date(s): use variance, p and f site plan approval to operate a mower sales and service facility;

Result of decision: ZB10/14 use and bulk variance approval on 5/6/10; ZB 10/18 P/F site plan approval (attached)

9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):

The proposed use is for the sales and service of hot tubs, pool and related equipment supplies. This is not a permitted use within the B-1

Zone, but is similar in scope to many permitted uses within the Zone. The proposed use is less intense than what the Zoning Board

previously approved. The present application does not involve any outside storage, or outdoor mechanical work. All retail sales and service will

be contained within the existing building previously approved by the Zoning Board in 2010. Proposed signage to consist of refacing existing

signage for proposed use.

10. 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 a completed application form, inclusive of any supporting information.
- Twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).

*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

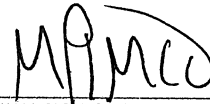
AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Pimco, LLC dba Hot Tub Pirate

(INSERT APPLICANT'S NAME)

deposes and says that all the above statements are true.



(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Michael Pimco

(PRINT NAME OF APPLICANT)

Michael Pimco, Managing Member

Sworn and subscribed before me this

28th day of October, 2022

[NOTARY SEAL]



(SIGNATURE OF NOTARY PUBLIC)

MARY ELLEN VOGEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/3/2024

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 Board of Adjustment in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)
State of New Jersey, County of Monmouth, I/We, 615 Route 35 LLC,
(INSERT PROPERTY OWNER'S NAME(S))
with mailing address of 110 7th Avenue, #2, Belmar, NJ 07719,
(INSERT PROPERTY OWNER'S MAILING ADDRESS)
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application
designated as Block(s) 806 Lot(s) 6,
also known as 615 Highway 35, Neptune NJ 07753,
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize Pimco LLC, dba Hot Tub Pirate
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)
to appeal to the Planning Board/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 the decision of the Planning Board/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 APPLICANT TO BE NOTARIZED)

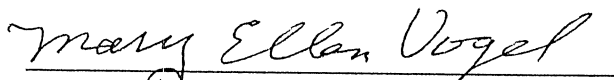
Michael Pimco

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Managing Member, 615 Highway 35 LLC

Sworn and subscribed before me this

28th day of October, 2022


(SIGNATURE OF NOTARY PUBLIC)


[NOTARY SEAL]

MARY ELLEN VOGEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/3/2024

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

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

Date: 10-28-22


615 Highway 35, Neptune NJ 07753

(SIGNATURE OF PROPERTY OWNER)
Michael Pimco, Managing Member

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 professional services which may include engineering, planning, and/or architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, 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; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional 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, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

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 §1000 - Application and Escrow Fees, and agree to all conditions listed.

Name of Applicant: Pimco LLC dba Hot Tub Pirate
 (PLEASE PRINT)

Property Address: 615 Highway 35, Neptune NJ 07753

Block: 806 Lot: 6

Applicant: Pimco LLC dba Hot Tub Pirate
 (PRINT NAME)

(SIGNATURE OF APPLICANT)
 Michael Pimco, Managing Member

Date: 10-28-22

Owner: 615 Route 35 LLC
 (PRINT NAME)

(SIGNATURE OF OWNER)
 Michael Pimco, Managing Member

Date: 10-28-22