

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 checked="" 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 type="checkbox"/> Applicant's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Applicant's interest in the property. |
| | | | | <input 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 type="checkbox"/> Street address of property under consideration. |
| | | | | <input type="checkbox"/> Tax Block and Lot numbers of property. |
| | | | | <input type="checkbox"/> Zoning District in which property is located. |
| | | | | <input type="checkbox"/> Description of the property. |
| | | | | <input type="checkbox"/> Description of the proposed development. |
| | | | | <input 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 type="checkbox"/> Executed copy of "Authorization & Consent Form" Part C. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Ownership" Part D, if applicable. |
| | | | | <input 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 type="checkbox"/> Executed copy of "Escrow Agreement" Part E. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input checked="" 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:</u> Only folded plans will be accepted, and all submitted plans must be to scale. | | | | |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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 checked="" type="checkbox"/> | 6. Community Impact Statement (for Use Variance only). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$_____ Escrow Deposit \$_____ in accordance with schedule. |
| <u>PLEASE NOTE:</u> Application Fee and Escrow Deposit must be paid in separate checks. | | | | |

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

The information below roughly outlines the steps involved in processing an application for a Use and/or Bulk Variance:

After you submit your application, fees, and supporting documents, your application will be reviewed for completeness. At that time, you will receive notification advising you whether your application is "complete". If your application is deemed "incomplete", you will be asked to provide the additional information as outlined in the notification. If your application is deemed "complete", you will receive a letter advising you of your scheduled hearing date.

When you receive your hearing letter, it will include further instructions regarding the process necessary to notify the public of your application, and the notice requirements for the newspaper.

PLEASE NOTE: *It is helpful to the Board that you provide as much detailed information as possible regarding your proposal. Recent photographs of the entire structure/property, clearly showing front, sides and rear, are strongly suggested.* In general, the Board can make its decision at the first meeting/hearing unless the Applicant has failed to provide sufficient information.

Once the Board has rendered a decision, a resolution will be prepared indicating the variance has been granted or denied; this resolution will be memorialized at the next scheduled meeting/hearing. Approximately two (2) to five (5) days after the memorialization of the resolution, it will be mailed to you or to your attorney (should you be represented by an attorney).

Following memorialization, you will be required to publish a "Notice of Decision" in the Township-approved newspaper – The Coaster, 111 Main Street, Asbury Park, NJ 07719. When placing your ad, you must request an "Affidavit of Publication", the original "Affidavit of Publication" of your notice must be submitted to the Board Office once the Notice has been published.

Please be aware that any objector to your approval/denial has up to forty-five (45) days after your notice is published in the newspaper to file an appeal of the decision of the Board.

Please note that application fees are not refundable whether your application has been approved or denied; however, any unused portion of your escrow deposit will be refunded to you. A written request for such refund must be received by the Board Office in order to begin the refund process.

Should you have any questions or require assistance with the application process, please contact the Board Office either by phone (732-897-4162 .x. 204), or by email (kdickert@neptunetownship.org).

§ 1000 Application and Escrow Fees

A. **Fee schedule.** Every application for development shall be accompanied by a check payable to the municipality in accordance with the following schedule:

TABLE 10.1: APPLICATION FEES

Type of Application			Administrative Fee	
Appeals and Interpretations			\$100.00	
Appeal to Governing Body			\$250.00	
Conceptual/Informal Reviews			\$50.00	
Bulk Variances	Residential		\$100.00	
	Nonresidential		\$250.00 per variance	
Use Variances			\$750.00	
Conditional Use			\$500.00	
Subdivision	Minor		\$750.00	
	Major	Preliminary	\$750.00 plus \$75.00 per lot.	
		Final	\$500.00 plus \$40.00 per lot.	
Site Plan	Minor Site Plan		\$500.00	
	Major Site Plan	Residential	Prelim	\$750.00 plus \$60.00 per dwelling unit
			Final	50% of Preliminary
		Non-residential	Prelim	\$1,500.00 plus \$50.00 per acre, plus \$0.08 per square foot of proposed building area.
			Final	50% of preliminary
General Development Plan			\$2,000.00	
Certified List per MLUL 40:55D-12c.			\$10.00 or \$0.25/name, whichever is greater	
Special Meeting			\$1,500.00	
Resubmission or Revision Fee			\$100.00 or 40% of original fee, whichever is greater	
Tax Map Revisions			\$300.00 plus \$25.00 per lot or unit.	
Zone Change Request			\$250.00	
Appeal to the Township Committee			\$250.00	
Tree Removal Permit			For new residential building lots, \$25.00 dollars per tree, up to a maximum of \$300.00 per lot; For all other properties, \$25.00 per tree up to a maximum of \$600.00 for each acre.	
Zoning Permit			\$35.00	
Historic Preservation Commission Certificate of Appropriateness			\$10.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			\$100.00 per use.	
Research Letter (from Administrative Officer)			\$75.00	
Extension of Approvals			\$250.00	
Soil Removal			\$100.00 per lot.	
Historic Preservation Commission Demolition (partial or total)			\$25.00	

TABLE 10.2: ESCROW FEES

Type of Application				Escrow	
Appeals and Interpretations				\$750.00	
Conceptual/Informal Board Review				\$750.00	
Conceptual/Informal Technical Review				\$1,500.00	
Bulk Variances	Residential			\$200.00	
	Residential Requiring Engineering Review			\$750.00	
	Nonresidential			\$1,250.00	
Use Variances				\$1,500.00	
Conditional Use				\$2,000.00	
Subdivision	Minor			\$4,500.00	
	Major	Preliminary	0-5 lots -	\$4,500	
			6-24 lots -	\$6,000	
			25-100 lots -	\$8,000	
	101+ -	\$10,000			
	Final		50% of Preliminary		
Site Plan	Minor Site Plan			\$1,500.00	
	Major Site Plan	Residential	Prelim	\$2,500.00 plus \$25.00 per dwelling unit	
			Final	50% of preliminary	
		Non-residential	Prelim	\$2,500.00 plus	
				0-5,000 sf -	\$1,500.00
		5,001-10,000 sf -	\$3,500.00		
	10,001 - 25,000 sf -	\$6,500.00			
	25,001-75,000 sf -	\$8,500.00			
	75,000 sf + -	\$10,000.00			
	Final		50% of preliminary		
General Development Plan				Same as Preliminary Site Plan	
Certified List				None	
Special Meeting				\$500.00	
Resubmission or Revision Fee				40% of original fee.	
Administrative Approval of Changes				\$500.00 per change.	
Appeal to the Township Committee				None	
Issuance of a Permit in Certain Areas				\$200.00	
Tree Removal Permit				\$500.00	
Zoning Permit/Certificate of Appropriateness				None	
Historic Preservation Commission Demolition				\$1,800.00	
Review of Architectural elevations by Township Architect (if required by Planning or Zoning Board Officials)				\$1,500.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)				None	
Extension of Approvals				\$1,000.00	
Treatment Works Approval				\$500.00	
Soil Removal				\$100.00 for review of an application by the Township Engineer and inspection of the site, plus \$0.05 per sq. foot of area disturbed due to the removal of soil	
Plot Plan/Grading Plan and As-built Survey Review				\$750.00 per lot	

B. Purpose of fees. The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of the notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.

C. More than one request. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.

D. Costs of review and inspection. Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.

E. Court reporter. If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the tape recording of the proceedings before the Board.

F. Waiver of fees for affordable housing. Notwithstanding any other provision of this Ordinance, a waiver of municipal subdivision and site plan application fees, and zoning permit fees may be granted by the approving municipal agency for all housing units being provided by the applicant for low and moderate income families.

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): _____
- Appeal/Interpretation of Decision: _____
- Other - Specify: _____

1. Property Address: 3324 Route 33 , Neptune NJ 07753
2. Block: 3001 Lot: 6
3. Property is located in C5 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: Ryal Holdings LLC
Mailing Address: 9 Northwoods Road Ocean, NJ 07712
Phone #: [REDACTED] Fax #: [REDACTED] Cell #: [REDACTED]
E-mail Address: [REDACTED]
5. Name of Owner: Tom & Lori Ross
Mailing Address: 9 Northwoods Road Ocean, NJ 07712
Phone #: [REDACTED] Fax #: [REDACTED] Cell #: [REDACTED]
E-mail Address: [REDACTED]
6. Interest of Applicant, if other than Owner: _____
7. Name of Contact Person: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
8. Applicant's Attorney: TIMOTHY B MIDDLETON, APPLICANTS ATTORNEY Company: Middleton Law
Mailing Address: 2517 HWY 35, BLDG K - STE. 101 MANASQUAN, NJ 08736
Phone #: 732-223-8171 Fax #: 732-2239893 Cell #: _____
E-mail Address: MIDDLETONLAW2517@GMAIL.COM or Jennifertbmlaw@gmail.com
9. Applicant's Engineer: David J Schmidt Company: D.S. Engineering
Mailing Address: P.O. Box 792, Rocky Hill, NJ 08553
Phone #: 908-359-0989 Fax #: _____ Cell #: _____
E-mail Address: slynneng@yahoo.com
10. Applicant's Architect: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: Marc Cifone Company: Lakeland Surveying
Mailing Address: 4 West Main Street, Rockaway NJ
Phone #: 973-625-4121 Fax #: _____ Cell #: _____
E-mail Address: _____
12. Applicant's Planner: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____

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

Existing use of property: Contractor Yard / Lawn Care

Proposed use of property: Same

Special Flood Hazard Area: N/A

PRINCIPAL USE:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	50,000 sf	65,482.2 sf	65,482.2 sf
LOT COVERAGE	65% 42,563 sf	45.70 % 29,927 sf	45.70 % 29,927 sf
BUILDING COVERAGE	30% 19,644 sf	7% 4,876 sf	7% 4,876 sf
BUILDING HEIGHT	30 ft	20 +/-ft	20 +/-ft
FRONT SETBACK	40 ft	65.5 ft	65.5 ft
REAR SETBACK	40 ft	131.20 ft	131.20 ft
SIDE SETBACK	30ft	38.4 ft	38.4 ft
COMBINED SIDE SETBACK	60 ft	118.30 ft	118.30 ft

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

ACCESSORY (if applicable):

	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): 6/4/1997 and 8/1/2007

Result of decision: approved 1997 and approved 2007

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

See "Exhibit C"

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:

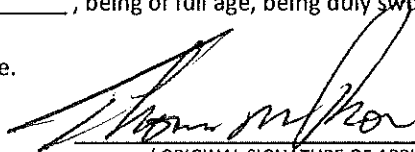
- Twenty-five (25) copies of a completed application form, inclusive of any supporting information.
- Twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).

*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

Ryal Holdings LLC., being of full age, being duly sworn according to Law, on oath
(INSERT APPLICANT'S NAME)
deposes and says that all the above statements are true.



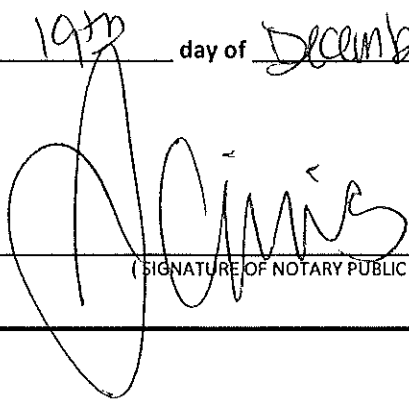
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Thomas M Ross, President

(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

19th day of December, 2022



(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]

JENNIFER E. CINCIS
Commission # 50078721
Notary Public, State of New Jersey
My Commission Expires
March 14, 2023

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, Ryal Holdings LLC. Thomas M Ross,
(INSERT PROPERTY OWNER'S NAME(S))
with mailing address of 9 Northwoods Road Ocean, NJ 07712,
(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) 3001 Lot(s) 6,
also known as 3324 Route 33 , Neptune NJ 07753.
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

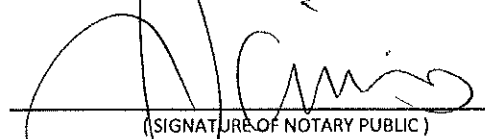
I/We authorize Ryal Holdings LLC Thomas M Ross
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)
to appeal to the Planning Board/Board of Adjustment of the Township of Neptune for such
relief as may be required relating to the property listed above, consent to such appeal and
application, 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)
Thomas M Ross, President

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

19th day of December, 2022

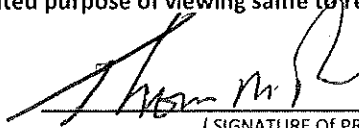

(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]
JENNIFER E. CINCIS
Commission # 60078721
Notary Public, State of New Jersey
My Commission Expires
March 14, 2023

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: 12/19/22



(SIGNATURE OF PROPERTY OWNER)

Thomas M Ross

STATEMENT FROM TAX COLLECTOR

Block: 3001 Lot: 6

Property location: 3324 Route 33 , Neptune NJ 07753

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.

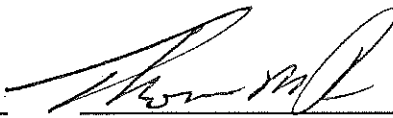
In accordance with N.J.S.A. 40:55D-53.1, all unused portion of the Escrow Account will be refunded upon written request from the Applicant, and verification by the Board's professionals who reviewed the application.

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: Ryal Holdings LLC
(PLEASE PRINT)

Property Address: 3324 Route 33 , Neptune NJ 07753

Block: 3001 Lot: 6

Applicant: Thomas M Ross 
(PRINT NAME) (SIGNATURE OF APPLICANT)
Date: 12/19/22

Owner: Thomas M Ross 
(PRINT NAME) (SIGNATURE OF OWNER)
Date: 12/19/22

Exhibit C

JUSTIFICATIONS/REASONS FOR A USE VARIANCE:

On May 7, 1997 the Zoning Board of the Township of Neptune granted the applicant use variance approval to permit the operation of a Lawn Care Company from "his home in the ES zone" (see Resolution of Approval attached). The applicant was also permitted to construct a 900 square foot garage for equipment storage. The applicant was also granted approval to asphalt the driveway. The home is no longer used for residential purposes.

In July 2022 the applicant submitted a "continuing use /changing use application with the zoning officer. The zoning officer denied the request. In the denial the zoning officer stated that "the zoning of the property is supposed to be a Non Conforming Detached Single Family Residence, with Non Accessory Lawn Care Company". The zoning officer further observed that the detached single family use has been removed from the premises. As such, use variance approval will be required.

The applicant is now seeking use variance approval to conduct the current lawn care company(that was approved in 1997) as well as approval to use the site for specialty contractors such as Plumbing, heating & AC contractors, Painting & wall covering contractors, Electrical contractors, Masonry & stone contractors, Floor laying & other floor contractors and Roofing, siding, & sheet metal contractors.

In accordance with the 1997 Resolution of Approval the property has been used as a lawn care business without interruption since 1997. Even though the residence is no longer used for residential purposes for all extents and purposes the lawn care business has operated and is operating in the same fashion since 1997. Any increase in intensity has been de-minimus. The site is particularly suited for the lawn care business. There are several other contractors on Route 33 in the vicinity of the subject property.

RYAL HOLDINGS LLC
Thomas Ross, President
Block 3001 Lot 6
3324 Route 33, Neptune

COMPLETENESS CHECKLIST for SITE PLANS and/or SUBDIVISIONS

§802A – Submissions required for all development applications, excluding Use Variances and Bulk Variances

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 checked="" 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 type="checkbox"/> Identification of subject property/properties' Special Flood Hazard Area Zone. |
| | | | | <input type="checkbox"/> Executed copy of "Authorization & Consent Form", part "C". |
| | | | | <input type="checkbox"/> Certificate of Ownership, if applicable, part "D". |
| | | | | <input type="checkbox"/> Executed copy of Escrow Agreement, part "E". |
| | | | | <input type="checkbox"/> Verification of taxes paid (this will be further verified by the Administrative Officer). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit denial (not required for subdivisions of vacant land). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42". |
| | | | | PLEASE NOTE: Only folded plans will be accepted, and all submitted plans must be to scale. |
| <input checked="" 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. Six (6) copies of Soil Erosion & Sediment Control Plans and proof of submission to Freehold Soil Conservation District, or letter of exemption from FSCD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Five (5) copies with initial submission and with each subsequent submission, for completeness review. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | d. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Six (6) copies of Environmental Impact Statement (EIS). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Six (6) copies of Stormwater Management Report. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Proof of submission to Monmouth County Planning Board (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Copy of Letter of Interpretation (LOI) or Letter of Exemption or proof of submission to New Jersey Department of Environmental Protection regarding presence of wetlands. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Proof of submission to CAFRA (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Six (6) copies of Circulation Impact Study. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Community Impact Statement (for Major Site Plan and/or Major Subdivision only).. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Application Fee \$ <u>3,255.96</u> Escrow Deposit \$ <u>7,500.00</u> in accordance with schedule. |
| | | | | PLEASE NOTE: Application Fee and Escrow Deposit must be paid in separate checks. |

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

Should you have any questions or require assistance with the application process, please contact the Board Office either by phone (732-897-4162 .x. 204), or by email (kdickert@neptunetownship.org).

APPLICATION FOR DEVELOPMENT CHECKLIST – PART B: Plat Requirements

1. General Requirements:

- The site plan shall be signed and sealed by an architect, professional engineer, land surveyor, and/or professional planner licensed to practice in the State of New Jersey, provided, however, that the sanitary sewer, water distribution, and storm drainage plans and water and sewage treatment facility plans may only be signed and sealed by a professional engineer licensed to practice in the State of New Jersey. In addition, the following must be submitted:
- Site plan shall not be drawn at a scale smaller than 1" = 50' and no larger than 1" = 10'
- The site plan shall be based on a monumented, current certified boundary survey, prepared in accordance with New Jersey Administrative Code 13:40-5.1, "Preparation of Land Surveys" dated September 1984 and as amended. The date of that survey and the name of the individual who prepared the survey shall be shown on the site plan.

2. Title Block:

- The title block shall appear on all sheets in conformance with N.J.S.A. 45:8-27 et. Seq. (Map filing law) and include the following:
 - Title to read "SITE PLAN".
 - Name of the development, if any.
 - Tax map sheet, block and lot number(s) of the site, as shown on the latest Township Tax Map, the date of which shall also be shown.
 - Date of original and all subsequent revisions.
 - Names and addresses of owner and applicant/developer, so designated.
 - Name, signature, address and license number of the engineer, architect, land surveyor or planner who prepared the plan with their embossed seal.

3. The following table shall be included on the first (1st) sheet of all plans submitted to the Planning Board or Board of Adjustment for Major Site Plan, Minor Site Plan, Major Subdivision, or Minor Subdivision.

- Please include information for each zone/block/lot involved and attach additional sheets as necessary.
- NOTE: Any items not applicable to a particular application shall be marked with "N/A".

ZONE DISTRICT:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
Minimum lot area	50,000 sf	65,482.2 sf	65,482.2 sf
Maximum density	NA		
Maximum floor area ratio (FAR)	0.60	0.07	0.07
Minimum lot width	200ft	247 ft	247 ft
Minimum lot frontage	200ft	247 ft	247 ft
Minimum lot depth	250 ft	255.11 ft	255.11 ft
Minimum front yard setback	40ft	65.50 ft	65.50 ft
Minimum side yard setback	30 ft	38.4 ft	38.4 ft
Minimum combined side yard setback	60 ft	118.30 ft	118.30 ft
Minimum rear yard setback	40 ft	131.2 ft	131.2 ft
Maximum percent building cover			
Maximum percent lot cover			
Maximum number of stories	2	1 story	1 story
Maximum building height	30 ft	20 +- ft	20 +- ft
Minimum improvable area	19,500 ft		
Minimum improvable area – diameter of a circle (feet)			
Off-street parking spaces			
Loading spaces			
Signs			
Existing use or uses:			
Proposed use or uses:			
Existing floor area			
Proposed floor area:			

4. North arrow and written graphic scale.
5. The tops of the banks and boundaries of the floodways and flood hazard areas of all existing water courses, where such have been delineated or the limits of alluvial soils where the boundaries of floodways and flood hazard areas have not been determined, and/or such other information as may assist the Planning and/or Board of Adjustment in the determination of floodway and flood hazard area limits.
6. Paving and right of way widths of existing streets within two hundred (200') feet of the site.

7. The boundary, nature, and extent of wooded areas, swamps, bogs, and ponds within the site and within two hundred (200') feet thereof and delineated of all wetlands soils as defined by the New Jersey Department of Environmental Protection and the U.S. Army Corps of Engineers.
8. Existing and proposed manholes, sewer lines, fire hydrants, water lines, utility poles and all other topographic features of a physical or engineering nature within the site and within two hundred (200') feet thereof.
9. All existing structures on the site and within two hundred (200') feet thereof including their use, indicating those to be destroyed or removed and those to remain.
10. Location, use, finished grade level, ground coverage, first floor and basement elevations, front, rear, and side setbacks of all buildings and other pertinent improvements.
11. Existing and proposed public easements or rights-of-way and the proposed use thereof, including conservation easements.
12. A grading plan showing existing and proposed grading contours at one (1') foot intervals throughout the tract, except if slopes exceed five (5%) percent, a two (2') foot interval may be used. If the exceed ten (10 %) percent, a five (5') foot interval is permissible. Datum shall be United States Coast and Geodetic Survey Datum (MSL=O) and source of datum and bench marks shall be noted. In addition to proposed grading contours, sufficient additional spot elevations shall be drawn to clearly delineate proposed grading.
13. **On Site Drainage Plan:**
 - The drainage plan shall be presented in graphic form which shall clearly show the street and site layout and those terms which are pertinent to drainage including existing and proposed contours as previously required.
 - The plan shall outline each area contributing to each inlet.
 - All proposed drainage shall be shown with pipe type and sizes, invert and grade or rim elevations, grades and all direction of flow. The direction of flow of all surface waters and of all streams shall be shown.
 - The drainage shall be accompanied by complete drainage calculations made in accordance with the Soil Conservation Service method.
14. **Off Site Drainage Plan:**

The plan shall also be accompanied by an off site drainage plan prepared in accordance with the following standards:

 - The plan shall consist of an outline of the entire drainage basin in which the site is located. The terminus of the basin and existing ground contours or other basis for determining basin limits shall be shown.
 - The pertinent off site existing drainage shall be shown with elevations of inverts and grates to the nearest one tenth (1/10) of a foot.
 - To the extent that information is available and may be obtained from the County or Township Engineer, any existing plans for drainage improvements shall be shown.
 - In the event a temporary drainage system is proposed, full plans of that system shall be shown.
 - The off site drainage plans shall be accompanied by profiles of all proposed drainage, showing existing details, pipe sizes, type inverts, crowns, slopes, all proposed structures and connections and design hydraulic grade lines for all conduits designed to carry forty (40) or more cubic feet per second. Cross sections at intervals not exceeding one hundred (100') feet shall be shown for all open channels.

15. If required by the Township Engineer, center line profiles of streets bordering the site, internal roadways, and major circulation aisles showing existing and final grades and slopes, and pipe sizes, tyoe, inverts and grate or rim elevations of drainage and sanitary sewage facilities.
16. **Soil Boring Logs:**
Unless the Township shall determine that a lesser number of boring logs is required or that some or all of the boring logs may be deferred to the final plan stage, the site plan shall be accompanied by a set of boring logs and soil analyses for borings made in accordance with the following:
- One boring not less than fifteen (15') feet below grade or twenty (20') minimum depth shall be made for every five (5) acres (or portion thereof) of land where the water table is found to be ten (10') feet or more below proposed or existing grade at all boring locations.
 - One additional boring shall be made per acre (or portion thereof) in those areas where the water table is found to be less than ten (10') feet below proposed or existing grade.
 - In addition to the above, in those areas where the water table is found to be five (5') feet or less below existing or proposed grade, two additional borings per acre (or portion thereof) will be required if construction of basement is contemplated. Borings shall be located where such basements are proposed.
 - Boring logs shall show soil types and characteristics encountered, ground water depths, the methods and equipment used, the name of the firm, if any, making the borings and the name of the person in charge of the boring operation. The boring logs shall also show surface elevations to the nearest one tenth (1/10) of a foot.
 - Based on the borings, the site plan shall clearly indicate all areas having a water table within two (2') feet of the existing surface of the land, or within two (2') feet of proposed grade, of all areas within two (2') feet or more of fill is contemplated or has previously been placed.
 - Certified soil tests as a basis for design standards for pavement, pipe, bedding, etc.
17. Zone boundaries and the tax map sheet, lot and block numbers and the names of owners of all properties within two hundred (200') feet of the site.
18. A key map, at a scale of not less than one (1") inch equals one thousand (1000') feet, showing the location of the site with reference to surrounding areas, existing streets, the names of all such streets and any zone boundary or municipal boundary which is within two hundred (200') feet of the site.
19. The location, area, dimensions and proposed disposition of any area or areas of the site proposed to be retained as common open space, indicating the facilities to be provided in such areas.
20. The capacity of off-street parking areas, and the location and dimensions of all access drives, aisles and parking stalls. The location and treatment of existing and proposed entrances and exits to public rights of way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional width and any other device necessary for traffic safety and/or convenience, and the estimated average number of passenger vehicles, single-unit trucks or buses and semi-trailers that will enter the site each day.
21. Graphic depiction of the anticipated routes and details of the system of on-site vehicular and pedestrian circulation.
22. The location and size of proposed loading docks.
23. The location of curbs and sidewalks.

24. Cross sections showing the composition of pavement areas, curbs, and sidewalks.
25. Exterior lighting plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and features.
26. Landscaping and screening plan showing the location, type, spacing and number of each type of tree or shrub and the location, type and size, spacing, and number of each type of ground cover to be utilized and planting details for trees, shrubs, and/or ground cover.
27. Drawn details of the type of screening to be utilized for refuse storage areas, outdoor equipment and bulk storage areas.
28. Floor plans and building elevation drawings of any proposed structure or structures or existing structures to be renovated.
29. Location of facilities for the handicapped, including parking spaces and ramps (where applicable), and including construction details for ramps for the handicapped.

Sectionalization and staging plan:

30. Developers of large uses such as shopping centers, multifamily dwellings, industrial parks or other such uses proposed to be developed in stages shall submit sectionalization and staging plan showing the following:
 - The anticipated date of commencing construction of each section or stage.
 - Plans for separate construction emergency access for the project in order to avoid occupancy conflict
31. Written description of the proposed operations in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazards. The written description shall also include the hours of operation of the use, the number of shifts to be worked, the number of employees in each shift, the number of vehicles to be stored or parked on the site and provisions to be made for site maintenance.
32. Traffic analysis report and recommendations from a qualified traffic engineer.
33. Such other information as the Municipal Agency and/or Township Engineer may require during site plan review.
34. Use Group Classification of the building or structure.
35. Type of construction classification of building or structure to be erected, altered or extended, as defined by the International Residential Code or the International Building Code, New Jersey Edition.

§ 1000 Application and Escrow Fees

A. **Fee schedule.** Every application for development shall be accompanied by a check payable to the municipality in accordance with the following schedule:

TABLE 10.1: APPLICATION FEES

Type of Application			Administrative Fee	
Appeals and Interpretations			\$100.00	
Appeal to Governing Body			\$250.00	
Conceptual/Informal Reviews			\$50.00	
Bulk Variances	Residential		\$100.00	
	Nonresidential		\$250.00 per variance	
Use Variances			\$750.00	
Conditional Use			\$500.00	
Subdivision	Minor		\$750.00	
	Major	Preliminary	\$750.00 plus \$75.00 per lot.	
		Final	\$500.00 plus \$40.00 per lot.	
Site Plan	Minor Site Plan		\$500.00	
	Major Site Plan	Residential	Prelim	\$750.00 plus \$60.00 per dwelling unit
			Final	50% of Preliminary
		Non-residential	Prelim	\$1,500.00 plus \$50.00 per acre, plus \$0.08 per square foot of proposed building area.
Final			50% of preliminary	
General Development Plan			\$2,000.00	
Certified List per MLUL 40:55D-12c.			\$10.00 or \$0.25/name, whichever is greater	
Special Meeting			\$1,500.00	
Resubmission or Revision Fee			\$100.00 or 40% of original fee, whichever is greater	
Tax Map Revisions			\$300.00 plus \$25.00 per lot or unit.	
Zone Change Request			\$250.00	
Appeal to the Township Committee			\$250.00	
Tree Removal Permit			For new residential building lots, \$25.00 dollars per tree, up to a maximum of \$300.00 per lot; For all other properties, \$25.00 per tree up to a maximum of \$600.00 for each acre.	
Zoning Permit			\$35.00	
Historic Preservation Commission Certificate of Appropriateness			\$10.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			\$100.00 per use.	
Research Letter (from Administrative Officer)			\$75.00	
Extension of Approvals			\$250.00	
Soil Removal			\$100.00 per lot.	
Historic Preservation Commission Demolition (partial or total)			\$25.00	

TABLE 10.2: ESCROW FEES

Type of Application			Escrow	
Appeals and Interpretations			\$750.00	
Conceptual/Informal Board Review			\$750.00	
Conceptual/Informal Technical Review			\$1,500.00	
Bulk Variances	Residential		\$200.00	
	Residential Requiring Engineering Review		\$750.00	
	Nonresidential		\$1,250.00	
Use Variances			\$1,500.00	
Conditional Use			\$2,000.00	
Subdivision	Minor		\$4,500.00	
	Major	Preliminary	0-5 lots - \$4,500	
			6-24 lots - \$6,000	
			25-100 lots - \$8,000	
	Final	101+ - \$10,000		
		50% of Preliminary		
Site Plan	Minor Site Plan		\$1,500.00	
	Major Site Plan	Residential	Prelim	\$2,500.00 plus \$25.00 per dwelling unit
			Final	50% of preliminary
		Non-residential	Prelim	\$2,500.00 plus
				0-5,000 sf - \$1,500.00 5,001-10,000 sf - \$3,500.00 10,001 - 25,000 sf - \$6,500.00 25,001-75,000 sf - \$8,500.00 75,000 sf + - \$10,000.00
		Final	50% of preliminary	
General Development Plan			Same as Preliminary Site Plan	
Certified List			None	
Special Meeting			\$500.00	
Resubmission or Revision Fee			40% of original fee.	
Administrative Approval of Changes			\$500.00 per change.	
Appeal to the Township Committee			None	
Issuance of a Permit in Certain Areas			\$200.00	
Tree Removal Permit			\$500.00	
Zoning Permit/Certificate of Appropriateness			None	
Historic Preservation Commission Demolition			\$1,800.00	
Review of Architectural elevations by Township Architect (if required by Planning or Zoning Board Officials)			\$1,500.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			None	
Extension of Approvals			\$1,000.00	
Treatment Works Approval			\$500.00	
Soil Removal			\$100.00 for review of an application by the Township Engineer and inspection of the site, plus \$0.05 per sq. foot of area disturbed due to the removal of soil	
Plot Plan/Grading Plan and As-built Survey Review			\$750.00 per lot	

B. Purpose of fees. The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of the notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.

C. More than one request. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.

D. Costs of review and inspection. Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.

E. Court reporter. If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the tape recording of the proceedings before the Board.

F. Waiver of fees for affordable housing. Notwithstanding any other provision of this Ordinance, a waiver of municipal subdivision and site plan application fees, and zoning permit fees may be granted by the approving municipal agency for all housing units being provided by the applicant for low and moderate income families.

Application # _____ / _____

Date Filed _____ / _____ / _____

Hearing Date _____ / _____ / _____

APPLICATION for SITE PLAN and/or SUBDIVISION

- Check all that apply: Preliminary Minor Subdivision Minor Site Plan
 Final Major Subdivision Major Site Plan
 Other - Specify: _____

Please check one: Planning Board Board of Adjustment

PROPERTY INFORMATION:

1. Property Address: 3324 Route 33, Neptune NJ 07753
 Block: 3001 Lot: 6 Zone: C5 Acreage: 1.43

CONTACT INFORMATION:

2. Name of Applicant: Ryal Holdings LLC
 Mailing Address: 9 Northwoods Road Ocean, NJ 07712
 Phone #: [REDACTED] Fax #: 732-922-4684 Cell #: [REDACTED]
 E-mail Address: [REDACTED]
3. Name of Owner: Thomas M Ross
 Mailing Address: 9 Northwoods Road, Ocean, NJ 07712
 Phone #: [REDACTED] Fax #: 732-922-4684 Cell #: [REDACTED]
 E-mail Address: [REDACTED]
4. Interest of Applicant, if other than Owner: _____
5. Name of Contact Person: _____
 Mailing Address: _____
 Phone #: _____ Fax #: _____ Cell #: _____
 E-mail Address: _____
6. Applicant's Attorney: TIMOTHY B MIDDLETON, APPLICANTS ATTORNEY Company: Middleton Law
 Mailing Address: 2517 HWY 35, BLDG K - STE. 101 MANASQUAN, NJ 08738
 Phone #: 732-223-8171 Fax #: 732-223-9893 Cell #: _____
 E-mail Address: MIDDLETONLAW2517@GMAIL.COM or Jennifertbmlaw@gmail.com
7. Applicant's Engineer: David J Schmidt Company: D.S. Engineering
 Mailing Address: P.O. Box 792, Rocky Hill, NJ 08553
 Phone #: 908-359-0989 Fax #: _____ Cell #: 908-229-2485
 E-mail Address: slynneng@yahoo.com
8. Applicant's Architect: _____ Company: _____
 Mailing Address: _____
 Phone #: _____ Fax #: _____ Cell #: _____
 E-mail Address: _____
9. Applicant's Surveyor: Marc Clifone Company: Lakeland Surveying
 Mailing Address: 4 West Main Street, Rockaway NJ
 Phone #: 973-625-5670 Fax #: 973-625-4121 Cell #: _____
 E-mail Address: _____
10. Applicant's Planner: _____ Company: _____
 Mailing Address: _____
 Phone #: _____ Fax #: _____ Cell #: _____
 E-mail Address: _____

DESCRIPTION OF PROPERTY:

11. Existing use of property: Contractors Yard / Lawn Care
12. Proposed use of property: Same
13. Special Flood Hazard Area: N/A

DETAIL PROPOSED INFORMATION:

14. Proposed number of lots, if applicable: 1

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	50,000sf	65,482.2 sf	65,482.2 sf
LOT COVERAGE	65% 42,563 sf	45.70% 29,927 sf	45.70% 29,927 sf
BUILDING COVERAGE	30% 19,644 sf	7% 4,876 sf	7% 4,876 sf
BUILDING HEIGHT	30ft	20 +-ft	20+- ft
FRONT SETBACK	40ft	65.5 ft	65.5 ft
REAR SETBACK	40 ft	131.20 ft	131.20 ft
SIDE SETBACK	30 ft	38.4 ft	38.4ft
COMBINED SIDE SETBACK	60 ft	118.30 ft	118.30 ft

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

15. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?
 YES NO UNKNOWN
 If YES, please give date(s): 6/4/1997 8/1/07 See "Exhibit A"
 Result of decision: Approved 1997 Approved 2007

16. List of variances requested with Section (5) reference; attach additional forms as necessary:
See "Exhibit B"

17. If a Zoning denial has been received as part of this application, please attach. * *See attached Zoning Denial*

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).

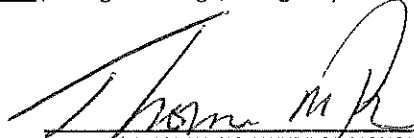
*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Thomas M Ross C/O Ryal Holdings LLC., being of full age, being duly sworn according to Law, on oath
(INSERT APPLICANT'S NAME)

deposes and says that all the above statements are true.

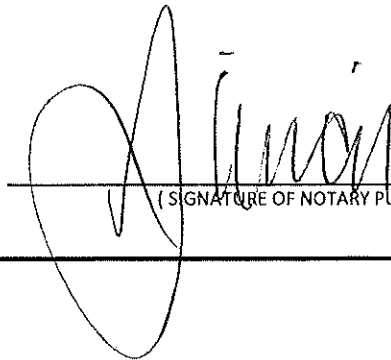

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Thomas M Ross, President

(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

19th day of December, 2022


(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]

JENNIFER E. CINCIS
Commission # 50078721
Notary Public, State of New Jersey
My Commission Expires
March 14, 2023

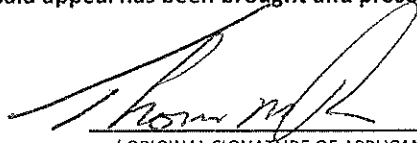
OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER
WHERE APPLICANT IS NOT LANDOWNER

(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, Ryal Holdings LLC Thomas Ross,
(INSERT PROPERTY OWNER'S NAME(S))
with mailing address of 9 Northwoods Road Ocean, NJ 07712,
(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) 3001 Lot(s) 6,
also known as 3324 Route 33 , Neptune NJ 07753.
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize Thomas M Ross C/O Ryal Holdings LLC.
(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).

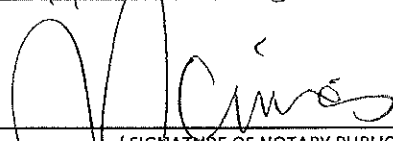


(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)
Thomas M Ross, President

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

19th day of December, 2022



(SIGNATURE OF NOTARY PUBLIC)

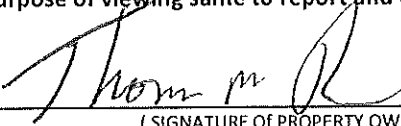
[NOTARY SEAL]

JENNIFER E. CINCIS
Commission # 50078/21
Notary Public, State of New Jersey
My Commission Expires
March 14, 2023

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: 12/19/22



(SIGNATURE OF PROPERTY OWNER)

Thomas M Ross, President

STATEMENT FROM TAX COLLECTOR

Block: 3001 Lot: 6

Property location: 3324 Route 33 , Neptune NJ 07753

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 the professional services which may include engineering, planning, 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.

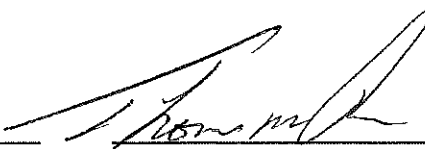
In accordance with N.J.S.A. 40:55D-53.1, all unused portion of the Escrow Account will be refunded upon written request from the Applicant, and verification by the Board's professionals who reviewed the application.

By signature below, I/We acknowledge receipt of Neptune Township's §1000 - Application and Escrow Fees, and agree to all conditions listed.

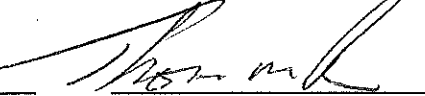
Name of Applicant: Thomas M Ross C/O Ryal Holdings LLC.
(PLEASE PRINT)

Property Address: 3324 Route 33 , Neptune NJ 07753

Block: 3001 Lot: 6

Applicant: Ryal Holdings LLC 
(PRINT NAME) (SIGNATURE OF APPLICANT)
Thomas M Ross, President

Date: 12/19/22

Owner: Thomas M Ross 
(PRINT NAME) (SIGNATURE OF OWNER)

Date: 12/19/22

Exhibit A

Prior Approvals:

On May 7, 1997 the Zoning Board of the Township of Neptune granted the applicant use variance approval to permit the operation of a Lawn Care Company from "his home in the ES zone" (see Resolution of Approval attached). The applicant was also permitted to construct a 900 square foot garage for equipment storage. The applicant was also granted approval to asphalt the driveway.

On July 25, 2007, the Planning Board approved an application to construct a 13,500 square foot office building and parking lot along with stormwater management and collection facilities. The office building and related structures were not built.

**RYAL HOLDINGS LLC
Thomas Ross, President
Block 3001 Lot 6
3324 Route 33, Neptune**

Exhibit B

REQUEST FOR A USE VARIANCE:

On May 7, 1997 the Zoning Board of the Township of Neptune granted the applicant use variance approval to permit the operation of a Lawn Care Company from "his home in the ES zone" (see Resolution of Approval attached). The applicant was also permitted to construct a 900 square foot garage for equipment storage. The applicant was also granted approval to asphalt the driveway. The home is no longer used for residential purposes.

In July 2022 the applicant submitted a "continuing use /changing use application with the zoning officer. The zoning officer denied the request. In the denial the zoning officer stated that "the zoning of the property is supposed to be a Non-Conforming Detached Single Family Residence, with Non Accessory Lawn Care Company". The zoning officer further observed that the detached single-family use has been removed from the premises. As such, use variance approval will be required.

The applicant is now seeking use variance approval to conduct the current lawn care company(that was approved in 1997) as well as approval to use the site for specialty contractors such as Plumbing, heating & AC contractors, Painting & wall covering contractors, Electrical contractors, Masonry & stone contractors, Floor laying & other floor contractors and Roofing, siding, & sheet metal contractors.

The zoning officer also indicated that site plan approval was required as additional structures were on the property *and* he believed the intensity of the use had increased since 1997.

RYAL HOLDINGS LLC
Thomas Ross, President
Block 3001 Lot 6
3324 Route 33, Neptune