



Fee Date:  
Check #:  
Cash: 0

**ZONING REVIEW**

ID: 562810959

Date: 09/25/2023

Fee: \$ 35.00

**PROPOSED WORK**

- Adding a New Use to a Property
- Air Condenser Unit(s)
- Commercial Addition
- Continuing/Changing Use
- Deck/Balkony
- Driveway / Sidewalk / Apron
- Fence/Retaining Wall
- Other: \_\_\_\_\_
- Home Occupation
- Interior Remodel - Comm / Res
- New Accessory Structure
- New Commercial Business
- New Ownership of Property/Business
- New Residence
- Porch
- Private Garage
- Residential Addition
- Signs
- Solar
- Storage Shed
- Swimming Pool/Hot Tub
- Zoning Determination

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://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: 3526 HIGHWAY 33 Block: 3102 Lot: 2 Zone: C-5
2. Applicant Name: Meadowbrook Associates Phone No. [REDACTED] Fax No. [REDACTED]  
Applicant's Address: 8 Two Mile Rd. Farmington, CT 06032  
Email: \_\_\_\_\_
3. Property Owner Name: 1019 OLD CORLIES AVENUE, L.L.C. Phone No. [REDACTED] Fax No. [REDACTED]  
Property Owner's Address: 79 ROUTE 520 SUITE 200 ENGLISHTOWN, NJ 07728  
Email: \_\_\_\_\_
4. Present Approved Zoning Use of the Property:
5. Proposed Zoning Use of the Property:
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: 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:

09/25/2023

### ZONING VIOLATION REMEDIATION;

- The applicant has submitted this zoning permit application to remediate zoning violations noted on the property.

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### ZONING VIOLATION(S) NOTED:

- Occupying the property without first acquiring zoning approval.

- Changing the use of the property without first acquiring zoning approval.

The applicant/property owner certifies that the premises has been the subject of prior application to a Board of Jurisdiction (Zoning Board of Adjustment or Planning Board). Resolutions with Board approved signed plans have been provided with this zoning permit application submission. The applicant and property owner are aware that the Zoning Board of Adjustment and the Planning Board are independent administrative municipal agencies with the ability to adjudicate requests to deviate from the established Land Development Ordinance. Any variances granted by a Board of Jurisdiction (Zoning Board of Adjustment and Planning Board) run with the life of the property.

The property is located within the C-5 Zoning District.

The Zoning Board of Adjustment identifies the zoning use of the property to be a "...FULL SERVICE CARWASH AND AUTOMOBILE LUBE EXPRESS FACILITY...".

### **Zoning Permit;**

Neptune Township Land Development Ordinance section 1102-A states:

A When required, A zoning permit shall be issued prior to:

- 1 The commencement or change of use of a property, building or structure;
- 2 The occupancy of any building or structure;
- 3 The construction, erection, reconstruction, alteration, conversion, or installation of any building or structure;
- 4 Issuance of a Certificate of Appropriateness, where applicable.

**ZONING NOTES:**

- The applicant has submitted this zoning permit application to remediate zoning violations noted on the property.

## **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 surveys/site plans with this zoning permit application submission.
- The applicant did not submit the construction plans with this zoning permit application submission.

## **Signs;**

Land Development Ordinance section 416.02-A states:

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.

3 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 is not proposing any signage with this zoning permit application submission.

- Occupying the property without first acquiring zoning approval.

- Changing the use of the property without first acquiring zoning approval.

ZONING NOTES:

- Application was made to the Zoning Board of Adjustment for one (1) "D" variance. The one (1) use granted by the Zoning Board of Adjustment is "Full Service Car Wash and Automobile Lube Express Facility". That use was granted to Planet Car Wash Incorporated (owned by Felix Bruselovsky). Of recent, Valvoline Instant Oil Change (owned by Michael A. Ferri) occupied the property, without first acquiring zoning approval, performing services associated with the Automobile Lube Express Facility. In doing so, the one (1) approved Zoning Board of Adjustment use (Full Service Car Wash and Automobile Lube Express Facility) has been changed into two (2) separate uses by Valvoline Instant Oil Change (owned by Michael A. Ferri), Planet Car Wash Incorporated (owned by Felix Bruselovsky), and the property owner of 1019 Old Corlies Avenue L.L.C. (owned by Felix Bruselovsky).

Zoning Board of Adjustment approval is required.

ZONING IN VIOLATION REMEDIATION ACTION REQUIRED:

- Immediate removal of the Valvoline Instant Oil Change (owned by Michael A. Ferri) business from the property reverting the use of the

property back to the Board approved "Full Service Car Wash and Automobile Lube Express Facility" use owned and operated by Planet Car Wash Incorporated (owned by Felix Bruselovsky).

The property remains in zoning violation subject to the penalties as identified in Neptune Township Land Development Ordinance section 1105.

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement