

# Zoning Permit



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input type="checkbox"/> RETAINING WALL (\$35)
<input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	<input type="checkbox"/> SIGN (\$35)
<input type="checkbox"/> DRIVEWAY (\$35)	<input type="checkbox"/> SOLAR PANEL (\$35)
<input type="checkbox"/> FENCE (\$35)	<input type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35)
<input type="checkbox"/> HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)	<input type="checkbox"/> STORAGE SHED (\$35)
<input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)	<input type="checkbox"/> SUBDIVISION (\$35)
<input type="checkbox"/> INTERIOR REMODELING (\$35)	<input type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
<input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)
<input checked="" type="checkbox"/> OTHER: Parking Lot Addition (Lot 12) (\$35)	

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

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

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

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

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

**PLEASE PRINT CLEARLY:**

1. Block: 7019	Lot: 7	Zoning District: C-5
2. Property Address: 3405 HIGHWAY 33		
3. Current Property Owner Information:		
<b>(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)</b>		
Name: Morgan Medical Properties, LLC (Lot 8) and Morgan Parking, LLC (Lot 12) c/o Jennifer S. Krimko, Esq	Applicant Information:	
Name: Morgan Medical Properties, LLC (Lot 8) and Morgan Parking, LLC (Lot 12) c/o Jennifer S. Krimko, Esq	Name: Ansell Grimm & Aaron (Jennifer Krimko, Esq)	
Address: 1500 Lawrence Avenue	Address: 1500 Lawrence Avenue	
Ocean, NJ 07712	Ocean, NJ 07712	
Phone: (732)643-5284	Phone: (732)643-5284	
Email Address: jkrimko@ansell.law	Email Address: jsk@ansellgrimm.com	
4. Present zoning use of the property:	Office Building (Lot 8) / Vacant Lot (Lot 12)	
5. Proposed zoning use of the property:	Office Building (Lot 8)/ Parking Lot for Office Building (Lot 12) <input type="checkbox"/> Unchanged	

# Zoning Permit

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

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

Applicant is proposing to redevelop Lot 8 to include a parking lot extension from the existing parking area on Lot 12. The proposed parking lot on Lot 8 will contain 26 new parking spaces.

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, Zoning Board Resolution #: \_\_\_\_\_

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

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

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

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

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

## Zoning Review Notes:

02/18/2025 The properties are located within the C-5 (Lot 8) and R-2 (Lot 12) Zoning Districts.

The applicant indicates the present zoning use of the property to be an Office Building (Lot 8) and a Vacant Lot (Lot 12).

The applicant is proposing to redevelop Lot 8 to include a parking lot extension from the existing parking area on Lot 12. The proposed parking lot on Lot 8 will contain 26 new parking spaces.

The applicant indicates the properties had received prior approval from the Planning Board in 2003 and the Board of Adjustment in 2015, Resolution #03/22 and Resolution #15/24, respectively.

The applicant indicates the existing and proposed building coverage for both lots to be 11% and the existing lot coverage to be 49% existing and 55% proposed.

## ZONING NOTES:

The applicant is proposing to expand the parking area for Lot 8 onto adjoining Lot 12 by adding an additional 26 spaces to serve the Office Building use on Lot 8.

The applicant is also proposing additional landscaping, lighting, and drainage improvements.

Lot 12 is zoned Low Density Residential. Parking lots are not a permitted conditional or accessory use within the R-2 Zoning District; therefore, **Use Variance relief is required from the Zoning Board of Adjustment.**

**The applicant requires Preliminary and Final Major Site Plan approval with associated relief with regard to total lot coverage percentage proposed for Lot 12, existing nonconforming bulk conditions, as well as for exceeding the number of parking spaces permitted for the Office Building use.**

**The applicant is denied a Zoning Permit for the proposed work.**

**Zoning Board of Adjustment review and approval is required.**

**Status**

Approved ☐ Denied ☒

**Referrals**

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