

R E S O L U T I O N

Mr. Vito Tango offered the following Resolution and moved its adoption, seconded by Mr. William Garforth.

WHEREAS, T.F.H. Publications, Inc. owns premises known as Lots 1, 2, 14, 15, 16 and 18 in Block 67 as shown on the tax map of the Borough of Neptune City, which premises are situated in a RC Zone of the Borough of Neptune City; and

WHEREAS, the applicant seeks variances to allow construction of an addition to its existing structure situated on the premises in question; and

WHEREAS, the Board after carefully considering the evidence presented by the applicant as well as the exhibits marked into evidence and the testimony of adjacent property owners, as well as the general public, made the following factual findings:

1. the Applicant served a good and timely notice upon adjacent property owners and published a notice in the Asbury Park Press in a good and timely fashion.
2. The applicant presently conducts a printing business on the subject premises.
3. The building presently on the site measures 22,500 square feet.
4. At present, after various documents are published and pages accumulated and colated, the applicant moves then to another building situated at the Two Guys Shopping Center where they are stored and presently turcked back to the builing above mentioned for subsequent delivery to the distributor.
5. The applicant advises that if approval is granted for the addition to the premises these inter-company transfers will be reduced by at least 50%.
6. The applicant seeks to construct an addition to the existing building, which addition will measure 92'x265' and will be oriented in a north/south direction.
7. The proposed addition will be steel framed with concrete and masonry walls. Such addition will look like the existing structure.

8. The applicant will construct the addition and provide parking and so forth in strict compliance with the plans submitted by the architectural and engineering firm which was represented at the hearing by Albert Benoist.

9. The planner and engineer for the Borough of Neptune City rendered a report which was read into evidence.

10. If approved by the Fire and Police Departments of the Borough of Neptune City, the applicant will channelize the driveway to direct traffic away from Myron Avenue and Windsor Avenue.

11. The applicant will install speed bumps off of Myron Avenue to regulate the speed of traffic.

12. The applicant will attempt to relocate the driveway facing Lippman Place so that after movement it will not be in line with Lippman Place.

13. The applicant will install planting and shrubs in accordance with the direction of the Neptune City Borough Engineer.

14. The applicant exhibited a sensitivity to the impact of the proposed structure on nearby residential areas.

15. The applicant will improve the curbing and pavement now existing on the property.

16. The applicant will comply with all directions of the Borough Engineer and Planner as set forth in the report above described.

WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinances of the Borough of Neptune City for the following reasons:

1. The applicant presently utilized the premises in question in his publishing operation.

2. The addition proposed by the applicant will reduce inter-company truck traffic.

3. The north/south orientation of the building will minimize impact upon nearby residential property.

4. The applicant has complied with all setback and coverage requirements of the Neptune City Ordinance which, coupled with the plantings and shrubs to be installed by the applicant will minimize impact upon adjacent property owners.

5. The applicant has established special reasons as above described.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Neptune City, on this 3rd day of November, 1986, that approval of the application of T.F.H. Publications, Inc. be granted on a condition that the applicant comply with all recommendations of the Neptune City Borough Engineer and all applicable Ordinances of the Borough of Neptune City; and

IT IS FURTHER RESOLVED that that request for site plan approval be granted.

Moved: Vito Tango

Second: William Garforth

In Favor: Clay, Tango, Garforth, Pomphrey, Eberly

Opposed: None

The above is a true copy of a Resolution adopted by the Zoning Board of Adjustment as appears in the minutes of said meeting.

Barbara Marsh

Barbara Marsh, Secretary