

BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NJ
LAND USE BOARD
DEVELOPMENT APPLICATION

1. Applicant's Name T.F.H. Publication, Inc. Phone _____
 Mailing Address 3rd Ave + Union Avenues Fax _____
Neptune City, NJ 07753
2. Present Owner T.F.H. Publication, Inc. Phone _____
 Mailing Address 3rd Ave + Union Avenues Fax _____
Neptune City, NJ 07753
3. Attorney Representing Applicant Russell Buonside, Esq.
 Firm Name Greenberg, Duber, Epstein + Todor Phone _____
 Mailing Address One Gateway Center, Suite 600 Fax _____
Newark, NJ 07102
4. Licensed NJ Engineer, Surveyor, Architect or Planner Preparing Maps:
Robert Sive
 Firm Name Geller, Sive + Company Phone _____
 Mailing Address 958 Adelphi Rd. Fax _____
P.O. Box 249 Adelphi, NJ 07710
5. Interest of Applicant if other than Owner: _____

6. Application for (check appropriate):

Bulk Variance _____ *Site Plan ☒
 Use Variance ☒ *Subdivision _____
 Interpretation _____ Minor _____
 Conditional Use _____ Preliminary Major _____
 _____ Final Plat _____
 Other (specify) _____ *Site Plan Exemption _____

*3 copies of checklist is required

7. Address of Premises Affected by Application: 61 West Sylvia Ave Neptune City
NJ 07753

Known as: Block 26 Lot(s) 2
 Tax Map Sheet(s) 10 Zone(s) RC
 Ownership of Adjacent Property? (If yes, indicate each block(s) and lot(s): _____

8. LOT DIMENSIONS:

Existing	Zoning Requirements
Frontage: <u>123.46</u> ft.	<u>75</u> ft.
Front Yard Width: <u>123.46</u> ft.	<u>75</u> ft.
Depth: <u>67.54</u> ft.	<u>75</u> ft.
Area: <u>8052</u> sq. ft.	<u>10,000</u> sq. ft.
<u>0.18</u> acres	<u>0.23</u> acres

9. SUBJECT BUILDING LOCATION:

	Existing		Proposed		Zoning Requirements
Front Setback	29.8 ft.		0 ft.		20 ft.
Side Yard Setback	18.6 ft.		0 ft.		8 ft.
Rear Yard Setback	4.8 ft.		0 ft.		20 ft.
Height	< 35 ft.		0 ft.		35 ft.
Coverage	74.3 %		84.3 %		70 %
Useable Floor Area	1,323 sf.		0 sf.		1,600 sf.

10. Accessory Uses: Existing Proposed Zoning Requirements

Describe Use: DIA DIA DIA
 Rear Yard Setback: ft. ft. ft.
 Side Yard Setback: ft. ft. ft.
 Story & Height: ft. ft. ft.

11. Existing Use: Vehicle Storage
 Proposed Use: Parking Facility
 Standard Industrial Classification Code:

12. Permission Requested to: Erect ☒ Alter ☐ Convey ☐
 Use: Demolish ☒ Subdivide ☐ Other ☐ Move ☐

Descriptive Explanation: Remove existing site improvements and construct 22 stall parking facility

13. List Variances or Interpretation Requests (include zoning ordinance section numbers and brief description of each variance request):
 See attached

14. Subdivisions and Site Plans (indicate the applicable): Site Area: 8,052 SF
 Number of Lots: 1 Number of residential Units: 0
 Number of Nonresidential buildings: 0 Sq. footage of each:
 Nonresidential building: 121A

15. DISCLOSURE STATEMENT

Applicant is a Corporation ☒ Partnership ☐ Individual ☐
 Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attached pages as necessary to fully comply).

Name: Central Garden + Pet Company Address: 1340 Trent Blvd, Suite 600
 Interest: 100% (as owner) (as owner) Walnut Creek, CA 94597
 Name: Address:
 Interest:

16. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws existing or proposed on the property:
 Yes (attach copies) No ☒ Proposed ☐
 Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

17. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

23 day May 20 17

NOTARY PUBLIC

SIGNATURE OF APPLICANT

18. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

23 day May 20 17

NOTARY PUBLIC

SIGNATURE OF OWNER

19. STATEMENT OF TAX COLLECTOR

Status of Municipal Taxes Paid Through _____

Status of Assessments for Local Improvements _____

Dated _____

Authorized Signature _____

Office Use Only

Application # _____ Received By: _____ Date: _____
Completeness Reviewed By: _____ Date Application Deemed Complete: _____
HEARING DATE: _____ TMR EXTENSION: _____
Board Action: _____ Approved _____ Denied _____ Date: _____
Resolution Adopted on: _____ Maps Signed On: _____

FEES PAID

Administration _____ 18 copies of plans _____
Escrow-Professional _____ 18 copies of survey _____
Other _____ 3 copies of checklist _____
18 Copies of Zoning Application _____
18 Copies of Zoning Determination _____
Other _____

CHRISTA N. WILDING
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 7, 2019