

**LAND USE BOARD**

**BOROUGH OF NEPTUNE CITY, NEW JERSEY**

**RESOLUTION APPROVING USE VARIANCE AND SITE PLAN  
FOR BLOCK 67, LOT 16, 85 W SYLVANIA AVE.**

Mr./Ms. R. Reynolds offered the following Resolution and moved its adoption, seconded by Mr./Ms. P. Gerand.

**WHEREAS**, TFH Publications Inc. ("Applicant") is the owner of property known as Block 67, Lot 16 on the Tax Map of the Borough of Neptune City, located at 85 W. Sylvania Ave. in the Borough of Neptune City, New Jersey; and

**WHEREAS**, the premises are located in the Residential-Commercial (RC) zone; and

**WHEREAS**, TFH Publications Inc. has submitted a development application to the Land Use Board of the Borough of Neptune City seeking approval of a use variance and site plan with variance for lot coverage; and

**WHEREAS**, the applicant was represented by Russell S. Burnside, Esq.;

**WHEREAS**, the Board heard the testimony of Glen S. Axelrod, president of TFH Publications, as well as several members of the public; and

**WHEREAS**, the following exhibits were admitted into evidence in this application;

1. Application dated August 24, 2004;
2. Affidavit of Service on August 27, 2004;
3. Affidavit of Publication on August 30, 2004;
4. Survey prepared by Thomas A. Hallard, P.L.S., dated February 20, 2003;
5. Site Plan prepared by Louis A. Salamone, AIA, dated July 21, 2004, three sheets;
6. Architectural drawings prepared by Louis A. Salamone, AIA, dated July 19, 2004, two sheets;
7. Site Plan sheet S-101, revised;
8. Invoice and specifications for UV Bio-Wall system;
9. August 30, 2004 letter of Matt Shafai, P.E., Board Engineer.

**WHEREAS**, the Land Use Board having considered all the evidence, exhibits and testimony presented, makes the following findings of fact and conclusions of law:

**BE IT FURTHER RESOLVED** that a Notice of this decision shall be published in the official newspaper of the Borough and a certified copy of this Resolution shall be forwarded to the Applicant.

MOVED: R. Reynolds

SECONDED: P. Gerand

IN FAVOR: R. Deeves, J. Popkin, R. Reynolds, V. Tango, P. Gerand

OPPOSED: None

The foregoing is a true copy of a Resolution adopted by the Land Use Board of the Borough of Neptune City at its meeting on October 13, 2004, as copied from the Minutes of said meeting.

  
SUSAN Y. HEWITSON, SECRETARY  
NEPTUNE CITY LAND USE BOARD