

9. SUBJECT BUILDING LOCATION: SEE ATTACHED "ZONING REQUIREMENTS"

Lots 16 & 17	Existing	Proposed	Zoning Requirements
Front Setback	_____ ft.	_____ ft.	_____ ft.
Side Yard Setback	_____ ft.	_____ ft.	_____ ft.
Rear Yard Setback	_____ ft.	_____ ft.	_____ ft.
Height	_____ ft.	_____ ft.	_____ ft.
Coverage	_____ %	_____ %	_____ %
Useable Floor Area	_____ sf.	_____ sf.	_____ sf.

10. Accessory Uses: Existing Proposed Zoning Requirements

Describe Use _____

Rear Yard Setback _____ ft. _____ ft. _____ ft.

Side Yard Setback _____ ft. _____ ft. _____ ft.

Story & Height _____ ft. _____ ft. _____ ft.

11. Existing Use: Lot 17: Restaurant; Lot 16: Office/Warehouse
 Proposed Use: Lots 17 & 18: Office/warehouse/packaging
 Standard Industrial Classification Code: _____

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

Descriptive Explanation: New Office/Warehouse/Packaging; Parking and Landscaping

13. List Variances or Interpretation Requests (include zoning ordinance section numbers and brief description of each Variance requests): Number of parking spaces, lot coverage & expansion of non-conforming use.

14. Subdivisions and Site Plans (indicate the applicable): Site Area 4.84 acres
 Number of Lots 2 Number of residential Units 0
 Number of Nonresidential buildings 1 Sq. footage of each 120,829 - All Floors
 Nonresidential building _____

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).

Central Garden & Pet 1340 Treat Blvd., Walnut Creek,
 Name _____ Address _____
 Interest 100% owner 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).

CATHLEEN D. WORTHLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 28, 2014

Sworn to and subscribed before me this

18 day November 20 10

NOTARY PUBLIC

TFH PUBLICATIONS, INC.

BY:

SIGNATURE OF APPLICANT

GLEN S. AXELROD, PRESIDENT & CEO

CATHLEEN D. WORTHLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 28, 2014

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.

Sworn to and subscribed before me this

18 day November 20 10

NOTARY PUBLIC

TFH PUBLICATIONS, INC.

BY:

SIGNATURE OF OWNER

GLEN S. AXELROD, PRESIDENT & CEO

19. STATEMENT OF TAX COLLECTOR

Status of Municipal Taxes Paid Through 02/31/10

Status of Assessments for Local Improvements

Dated 11/1

Authorized Signature

Office Use Only

Application # _____ Received By: _____ Date: _____
Completeness Reviewed By: _____ Date Application Deemed Complete: _____
HEARING DATE: _____ TIME 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 _____



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

Erica Kostyz

19th day November, 20 10

Notary Public - State of New Jersey

My Commission Expires on March 21, 2014

NOTARY PUBLIC

Erica Kostyz

TFH PUBLICATIONS, INC.



SIGNATURE OF APPLICANT

GLEN S. AXELROD, PRESIDENT & CEO

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

Erica Kostyz

19th day November, 20 2010

Notary Public - State of New Jersey

Commission Expires on March 21, 2014

NOTARY PUBLIC

Erica Kostyz

TFH PUBLICATIONS, INC.



SIGNATURE OF OWNER

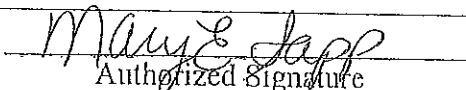
GLEN S. AXELROD, PRESIDENT & CEO

19. STATEMENT OF TAX COLLECTOR

Status of Municipal Taxes Paid Through Jan 31, 2011

Status of Assessments for Local Improvements _____

Dated 11/19/2010


Authorized Signature

Block 67 lot 16

Office Use Only

Application # _____ Received By: _____ Date: _____

Completeness Reviewed By: _____ Date Application Deemed Complete: _____

HEARING DATE: _____ TIME 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 _____

ZONING REQUIREMENTS

RC-RESIDENTIAL COMMERCIAL ZONE						
BLOCK 67, LOTS 16 & 17 TO BE COMBINED INTO ONE LOT						
ITEM	LOT 16 EXISTING BUILDINGS	LOT 17 EXISTING RESTAURANT	LOT 16 & 17 COMBINED EXISTING	LOT 16 & 17 PROPOSED BUILDING	REQUIRED BY ORDINANCE	COMMENT
LOT AREA Ac.	3.94	0.54	4.48	4.48	0.23	
LOT FRONTAGE						
RT. 35	401.7	123.3	525'	525	75'	
MYRON AVE.	195	115.8	310.8	310.8	75'	
LOT COVERAGE	87%	97%	88%	86%	70%	VARIANCE
SETBACKS						
FRONT YARD - RT. 35	15.3'	2.8	2.8'	20	20'	
FRONT YARD - MYRON	190.5	132'	132'	68.2'	20'	
REAR YARD	67.1	25.1	67.1	80	20'	
SIDE YARD	NA	NA	NA	NA	8' & 12'	
BUILDING HEIGHT	30'	20'+/-	30'	29'-11"	30'	

PARKING ANALYSIS					VARIANCE	
USE	REQUIRED 1 SPACE PER 250 SF	EX. AREA-SF	PROP. AREA-SF	TOTAL AREA SF	REQUIRED SPACES	
OFFICE		1,788	18,225	20,013	80	
WAREHOUSE	1 SPACE PER 1000 SF	67,176	33,640	100,816	101	
			TOTAL PARKING REQUIRED		181	
			TOTAL PARKING PROVIDED		148 plus motorcycle sp.	2
						VARIANCE

Property Location							
75 W SYLVANIA AVE, Neptune City 07753							
District: 1336 (Neptune City), Block: 67, Lot: 16 (Old Block: 67, Old Lot: 16.18)							
Some information below derived from unverified sales.							
Property Information				Assessment Data			
Class: 4A - Commercial				Total Value: \$3,126,800			
Zoning: RC				Land Value: \$1,115,000			
Bld Description: 1SCBA				Improvement Value: \$2,011,800			
Land Description: 2.23 ACRES				% Improvement: 64.34			
Acreage: 2.2300				Special Tax Codes:			
Square Footage:				Deductions: Senior Veteran Widow Surv. Spouse Disabled			
Usage:				Count:			
Year Constructed: 2000				Exemption:			
Use Code: 330 - Industry/Manufacturing				Exemption statute:			
# Dwellings:				2008 Rate: 2.301; 2008 Ratio: 74.19%; 2008 Taxes: \$71,948			
Census Tract: 8081				2009 Rate: 2.421; 2009 Ratio: 74.58%; 2009 Taxes: \$75,700			
				2010 Rate: (null); 2010 Ratio: 77.16%; 2010 Taxes: N/A			
Current Owner:				Sale Data			
TFH PUBLICATIONS C/O TFH				Date:	5/16/2008		
1 TFH PLAZA				Price:	\$1.		
Neptune City, NJ 07753-8214				Ratio:	312680000.00%		
Previous Owner:				Deed Book:	08572		
				Deed Page:	05479		
Latest Sales Details							
Recorded:	6/20/2006	Sale Price:	\$1	Recorded:	6/20/2006	Sale Price:	\$1.
Sale Date:	5/16/2006	Sales Ratio:	3126800.00%	Sale Date:	5/16/2006	Sales Ratio:	3126800.00%
Deed Book:	85720	Use Code:	330 - Industry/Manufacturing	Deed Book:	08572	Use Code:	330 - Industry/Manufacturing
Deed Page:	54790	Not Usable:		Deed Page:	05479	Not Usable:	
Buyer				Buyer			
TFH PUBLICATIONS, INC.				TFH PUBLICATIONS, INC.			
ONE TFH PLAZA THIRD&UNION				ONE TFH PLAZA THIRD&UNION			
NEPTUNE CITY, NJ				NEPTUNE CITY, NJ			
Seller				Seller			
TFH PUBLICATIONS INC				TFH PUBLICATIONS INC			
ONE TFH PLAZA THIRD&UNION				ONE TFH PLAZA THIRD&UNION			
NEPTUNE CITY, NJ 07753				NEPTUNE CITY N J, NJ 07753			

Property Location			
71 W SYLVANIA AVE, Neptune City 07753-6765			
District: 1336 (Neptune City), Block: 67, Lot: 17			
Some information below derived from unverified sales.			
Property Information		Assessment Data	
Class: 4A - Commercial		Total Value: \$602,000	
Zoning: RC		Land Value: \$377,200	
Bld Description: 1SFA		Improvement Value: \$224,800	
Land Description: 168X144 AVG		% Improvement: 37.34	
Acreage: 0.5554		Special Tax Codes:	
Square Footage:		Deductions: Senior Veteran Widow Surv. Spouse Disabled	
Usage:		Count:	
Year Constructed:		Exemption:	
Use Code: 649 - Restaurant - Other		Exemption statute:	
# Dwellings:		2008 Rate: 2.301; 2008 Ratio: 74.19%; 2008 Taxes: \$13,852	
Census Tract: 8081		2009 Rate: 2.421; 2009 Ratio: 74.58%; 2009 Taxes: \$14,574	
		2010 Rate: (null); 2010 Ratio: 77.16%; 2010 Taxes: N/A	
Current Owner		Sale Data	
3571 NEPTUNE CITY ASSOCIATES, LLC		Date:	5/24/2007
71 W SYLVANIA AVE		Price:	\$1,200,000
Neptune City, NJ 07753-6765		Ratio:	50.17%
		Deed Book:	08655
Previous Owner:		Deed Page:	07959
Latest Sales Details			
Recorded:	6/4/2007	Sale Price:	\$1,200,000
Sale Date:	5/24/2007	Sales Ratio:	0.50%
Deed Book:	86550	Use Code:	649 - Restaurant - Other
Deed Page:	79590	Not Usable:	
Recorded:	7/28/2005	Sale Price:	\$700,000
Sale Date:	6/28/2005	Sales Ratio:	0.86%
Deed Book:	84800	Use Code:	649 - Restaurant - Other
Deed Page:	78600	Not Usable:	
Buyer		Buyer	
3571 NEPTUNE CITY ASSOCIATES, LLC		71 WEST SYLVANIA AVE LLC	
71 W SYLVANIA AVE		71 W SYLVANIA AVE	
Neptune City, NJ 07753-6765		Neptune City, NJ 07753-6775	
Seller		Seller	
71 WEST SYLVANIA AVE LLC		TABB-ONE, L.L.C.	
71 W SYLVANIA AVE		71 W SYLVANIA AVE	
Neptune City, NJ 07753-6765		Neptune City, NJ 07753-6775	

William Doolittle
Construction Official
Building SubCode Official
Zoning Officer



Office Hours

Tuesday & Thursday 4:45- 6:00 pm
Monday -- 7:30 -- 8:00 am

ZONING PERMIT APPLICATION

Block 67 Lot 16 & 17

Fee \$20.00

Permit # _____

All applications for construction purposes must be accompanied by a survey. Applications for a proposed use must indicate the exact scope of business including all activities which will be part of the business.

- Applicants Name TFH Publications, Inc. Phone (H) _____
Mailing Address c/o Glen S. Axelrod Phone (W) _____
1 TFH Plaza, Third & Neptune Ave. Fax _____
Neptune City, NJ 07757
- Owner's Name TFH Publications, Inc. Phone (H) _____
Mailing Address c/o Glen S. Axelrod Phone (W) _____
1 TFH Plaza, 3rd & Neptune Ave., Neptune City, NJ 07757
- Location of Proposed Use or Work:
Block No. 67 Lot No. 16 & 17
Address 71 & 75 West Sylvania Avenue

- Description of Existing Use or Work:
Business Name (If Applicable) TFH Publications
Description Office & Warehouse

- Description of Proposed Use or Work:
Business Name (If Applicable) TFH Publications
Description Office/Warehouse/Packaging/Parking Lot
& Landscaping

- Has the above premises been the subject of any prior application to the Land Use Board, Zoning Board of Adjustment or planning Board to the applicant's knowledge? Yes / No _____
If yes please describe building addition

TFH PUBLICATIONS, INC.

Signature _____

Date 11/18/10By: Glen S. Axelrod, President & CEO

CATHLEEN D. WORTHLEY

NOTARY PUBLIC OF NEW JERSEY

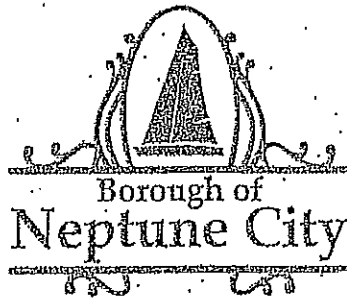
My Commission Expires July 28, 2014

Sworn to and subscribed before me

this 18 day of Nov 20 10

Thomas A. Arnone
Mayor

Mary E. Sapp, RMC-CTC
Administrator
Municipal Clerk
Tax Collector



Council
Barbara Shafer
Susan Mitchell
Rick Pryor
Robert Brown
Charles Hart
Larry Cross

ZONING DETERMINATION

NUMBER _____

DATE _____

1. Applicant TFH Publications, Inc. c/o Glen S. Axelrod
Address: One TFH Plaza, Third & Neptune Aves., Neptune City, NJ 07757
2. Property Location 71 & 74 W. Sylvania Avenue, Neptune City, NJ 07757
Block: 67 Lot: 16 & 17 Zone District: RC
3. Proposed Construction or Use: New Building, Offices, Warehouse,
Packaging, New Parking Lot, Landscaping
4. Denied because proposal violates the following provisions of the zoning ordinance:
Article: _____ Section: _____

5. If you wish to pursue additional relief, please complete and submit the required development application forms to the Land Use Board Secretary.

William Doolittle
Zoning Officer