

IN THE MATTER OF THE APPLICATION OF  
METPARK II, LLC FOR PREMISES KNOWN  
AS BLOCK 165, LOTS 25, 26, 27 AND 28  
ON THE OFFICIAL TAX MAP OF THE  
TOWNSHIP OF NEPTUNE

NOTICE OF HEARING

PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the Township of Neptune will hold a public hearing on Wednesday, July 2, 2008, at 7:30 p.m. in the school cafeteria of Summerfield Elementary School, 1 Summerfield Lane, Neptune, New Jersey to consider the application of Metpark II, LLC for premises known as Block 165, Lots 25, 26, 27 and 28 as shown on the Official Tax Map of the Township of Neptune and located at 700 Atkins Avenue.

Applicant seeks conditional use variance approval to replace three (3) previously removed mobile homes with three (3) new mobile homes. The subject site is located in the Light Industrial Zone, where mobile home parks are a conditional use. The proposed application does not comply with all of the standard for this conditional use; therefore, Applicant shall seek use variance relief pursuant to N.J.S.A. 40:55D-70(d) as follows:

1. Ten foot spacing between mobile homes (side) of 10 feet, whereas 15 feet is required and 2 feet is existing in some locations.
2. Five foot spacing between mobile homes (end) of 5 feet, whereas 10 feet is required and 0 feet exists in some locations.
3. Failure to provide screening around clothes drying and trash container areas. (EXISTING CONDITION)
4. Location of a mobile home park further than 1,000 feet from a fire hydrant. (EXISTING CONDITION)
5. Insufficient roadway widths for two-way traffic. (EXISTING CONDITION)
6. Expansion of a pre-existing, non-conforming use.

In addition, Applicant shall seek bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) as follows:

1. Lot area of 31,440 square feet, whereas a minimum of 40,000 square feet is required. (EXISTING CONDITION)
2. Front yard setbacks of 10.6 feet, 36.2 feet and 7 feet, whereas a minimum of 40 feet is required and 12 feet exists in some locations.
3. Side yard setback of 0 feet, whereas a minimum of 25 feet is required. (EXISTING CONDITION)
4. Combined side yard setback of 0 feet, whereas a minimum of 50 feet is required. (EXISTING CONDITION)
5. ~~Rear yard setback of 0 feet, whereas a minimum of 25 feet is required. (EXISTING CONDITION)~~
6. Improvable area of 12,325 square feet, whereas a minimum of 16,800 is required. (EXISTING CONDITION)
7. Buildable diameter under minimum.
8. Off-street parking less than the 40 spaces is required.
9. Parking in a front yard. (EXISTING CONDITION)

Applicant shall seek all other variances and/or waivers as may be required by the Board and their professionals upon their review of the application and plans submitted.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present comments you may have relating to this application. The application and supporting documents are on file with the Zoning Board, 25 Neptune Boulevard, Neptune, New Jersey and are available for inspection during normal business hours.

ANSELL ZARO GRIMM & AARON, P.C.  
Attorneys for Applicant

  
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JENNIFER S. KRIMKO, ESQ.

Dated: June 17, 2008