

FILE NO: ZB 20 - 6710

DATED: March 31, 2020

TO: GFY Services, LLC

A-4

Dear Sir or Madam:

Your request for (a building permit to construct or make alterations to) (permission to use) the premises hereinafter described has been denied for the reasons set forth below:

1. Property is located at Block 147 Lot 9  
431 Texas Road, Morganville, New Jersey 07751
2. Property is located in a LC - Land Conservation Zone.
- 3a. The Zoning Ordinance Area, Yard, and Building Requirements are:  
 Lot Area 5 Acres Frontage 400 feet  
 Front Yard Setback 100' Side Yard Setback 75'/40' (accessory)  
 And 75'/40' (accessory) Rear Yard Setback 75'/40' (accessory)  
 Land Coverage 2% for total Building; 5% for total lot Other: Width -400'//Depth- 400'
- 3b. Any previously granted variances for the subject property None
- 4a. Proposed construction involves the following (describe the proposed construction)  
To construct a 125' x 80' Commercial building with construction yard in the rear, on a lot that has a single family residence.
- for office use only*
- 4b. Your request involves the following use or change of use N/A
- 4c. Deviations from the Ordinance Requirements due to proposed construction  
 Lot Area 10.518 Acres; Frontage 1192.95'; Width - 1192.95' Depth 500'  
 Front Yard Setback 86 feet Side Yard Setback 94.7' (principal structure)  
 And 114.41' (accessory structure) Rear Yard Setback 301.8'/125.43 (accessory)  
 Height <35 feet (20' residential structure) and 26' Commercial Building)  
 Land Coverage Total Bldg. 2.73%\*; Total Lot Coverage 8.46%\* Other: \_\_\_\_\_
5.  The Zoning Ordinance does not permit the proposed use in the zone.  
 The Zoning Ordinance requires a Conditional Use Permit for this proposed use.  
 Applicant needs a Hardship Variance.  
 Other
6. Additional Remarks 220-347 - Commercial/Industrial use not permitted in the LC and Conservation zone; and 220-34D (15, 16 - Table III) Exceeds permitted lot coverage for Total Building and Total Lot coverage.

Sarah Paris  
Zoning Officer