



**REMINGTON
& VERNICK
ENGINEERS**

9 Allen Street
Toms River, NJ 08753
O: (732) 286-9220
F: (732) 505-8416

November 11, 2025

Ms. Dawn D'Agostino, Zoning Board Clerk
Jackson Township Zoning Board
95 West Veterans Highway
Jackson Township, New Jersey 08527

FILE

Re: Use Variance Application #3542 / Escrow #Z32627
Applicant: ZYSR, LLC
Location: 156 East Commodore Boulevard (C.R. 526)
Zone: HC – Highway Commercial Zone
Block 2202, Lot 3
Our File: 1512-Z-547

Dear Ms. D'Agostino & Zoning Board Members:

REMINGTON & VERNICK ENGINEERS has received the above captioned Application for review. The Applicant seeks Use Variance Approval for the storage of goods, materials and equipment for a contractors office, showroom, warehouse, and garage building in the HC – Highway Commercial Zone.

The subject parcel is located at the intersection of East Commodore Boulevard (C.R. 526) and William Street. The 2.2-acre site is located within the HC - Highway Commercial Zone. The site is currently developed with a 2-story masonry building with 4 overhead garage doors, a paved parking area with 13 parking spaces (including 1 accessible space) and fenced areas with broken asphalt millings. The remainder of the site is wooded. William Street is partially developed with a gravel cartway approximately 20 ft wide. A portion of the cartway lies within the subject property.

The Applicant proposes to delineate the outdoor storage as follows:

1. An area for granite, marble, stone countertop storage with a pedestrian access aisle.
2. An area for rebar and wood form storage.
3. An area for panel cage and block storage (6 ft high maximum).
4. An area for coiled/corrugated pipe storage (6 ft high maximum).
5. An area for rebar storage (3 ft high maximum).
6. An area for forklift and tractor equipment.
7. An area for wood pallet storage (6 ft high maximum).
8. An area for concrete forms, scaffolding and insulation (8 ft high maximum).
9. The storage areas appear to be within the existing fenced area. A note is added indicating “6 ft high chain link fence with visual screen and barbed wire.”
10. Outside the fenced area are 6 flatbed equipment trailers/low boys storage, 2 roll off storage containers,

and a 2 yard dumpster.

11. There is an 18 ft wide gravel access within the southerly fenced area. No gate shown.
12. There is a 50 ft x 60 ft gravel access within the northerly fenced area. No gate shown.
13. The wooded area at the rear of the property is labeled "area reserved for future expansion and additional building.

This report consists of our review of the Subject Application for conformance with the Jackson Township Land Use and Development Regulations Ordinance (Chapter 244) and is limited to planning issues. Engineering and legal issues shall be deferred to the Board Engineer and Solicitor, respectively.

Comments are limited to the information presented to date. Applicant may present additional information and testimony at the Board hearing.

I. OWNER & APPLICANT INFORMATION

Applicant/Owner	
ZYSR, LLC	
c/o Aryeh Grunewald	
411 Boulevard of the Americas	
Suite 403	
Lakewood, NJ 08701	
732-773-1628	

II. SUBMITTALS

Title / Description	Prepared / Signed / Sealed By	Date	Date Last Revised
Letter of Transmittal	Dawn D'Agostino Zoning Board Clerk	9/9/2025	
Certificate of Zoning Permit	Jeffery Purpuro Zoning Officer	8/22/2025	
200 ft Certified Property Owners List	Peter Maher, CTA Tax Assessor	6/2/2025	
Land Development Application	Applicant/Owner	Undated	
Land Development Checklist		Undated	
Escrow Account & Fees		8/26/2025	
Letter of Consent		5/30/2025	
Variance Application		5/30/2025	
Statement of Operations		5/30/2025	
Escrow Agreement		6/5/2025	
Certification By Owner/Applicant		5/30/2025	
Right of Entry Consent Form		5/30/2025	

Title / Description	Prepared / Signed / Sealed By	Date	Date Last Revised
Consent of Owner Form	Applicant/Owner	5/30/2025	
Partnership Disclosure Form		6/5/2025	
Land Use Disclosure Statement		Undated	
Proof of Taxes Paid		5/1/2025	
Deed of Ownership		4/5/2021	
Planning Board Resolution #88-93 & Associated Review Letters	Joanne Shen Secretary	7/12/1988	
Planning Board Resolution #85-42 & Associated Review Letter	Ellen Gerfen Secretary	6/11/1985	
Planning Board Resolution #41-83 & Associated Review Letter	Daniel Block Acting Secretary	4/12/1983	
Review Letter	Board of Fire Commissioners	3/21/1983	
Land Use Disclosure Statement	Adam Pfeffer, Esq. Levin, Shea, Pfeffer & Goldman, P.A.	Undated	
Land Use Disclosure Statement	Graham Macfarlane, P.E. Professional Design Services, LLC	Undated	
Letter of Submission		6/9/2025	
Letter of Transmittal		7/9/2025	
Land Use Disclosure Statement	Scott T. Kennel John H. Rea, P.E. McDonough & Rea	Undated	
Traffic Impact Analysis		10/3/2023	

III. ZONING

A. Use

1. The subject property is located in the HC – Highway Commercial Zone District §244-57.
2. The Applicant seeks Use Variance Approval for the storage of goods, materials and equipment for a contractor's office, showroom, warehouse, and garage building in the HC – Highway Commercial Zone.
3. Per §244-57A(49) a contractor's office, showroom, garage, warehouse, and shop; provided, however, that all materials and equipment are stored within a completely enclosed building.
4. The Applicant is proposing outdoor storage of materials, containers, flatbed trailers, and equipment which is not a permitted use, therefore a 'd-1' Use Variance is required.

B. Area & Bulk Standards

HC – Limited Commercial Zoning District §244-57D:

ITEM	REQUIRED	PROVIDED	STATUS
Lot Requirements			
Min. Lot Area	45,000 sf	95,698 sf	Conforms

ITEM	REQUIRED	PROVIDED	STATUS
Min. Lot Width	200 ft	122.7 ft (EV) ⁽¹⁾	Existing Non-Conforming Condition
Min. Lot Frontage (E. Commodore Blvd)	200 ft	116.50 ft (EV) ⁽²⁾	Existing Non-Conforming Condition
Min. Lot Frontage (William Street)	200 ft	642.64 ft	Conforms
Min. Lot Depth	200 ft	639.2 ft	Conforms
Max. Building Height	35 ft	<35 ft	Conforms
Max Building Coverage	30%	5.5%	Conforms
Max Lot Coverage	75%	<75%	Conforms
Principal Building			
Min. Front Yard Setback (E. Commodore Blvd)	60 ft	63.6 ft	Conforms
Min. Front Yard Setback (William Street)	60 ft	46.6 ft (EV) ⁽³⁾	Existing Non-Conforming Condition
Min. Side Yard Setback	25 ft	19.9 ft (EV) ⁽⁴⁾	Existing Non-Conforming Condition
Parking Area Setbacks			
From Right-of-Way	20 ft	6.25 ft (EV) ⁽⁵⁾	Existing Non-Conforming Condition
From Residential	20 ft	±13 ft (EV) ⁽⁶⁾	Existing Non-Conforming Condition
From Non-residential	10 ft	N/A	N/A
Parking Requirement			
Office (2,160 sf) 1 space/200 sf of gfa	2,160 sf/200 sf = 11 parking spaces	13 parking spaces	
Warehouse Building (4,000 sf) 1 space/1,500 sf of gfa + 1 for each vehicle used in connection with the business	4,000 sf/1,500 sf = 3 parking spaces + 2 vehicles used in connection with the business		

ITEM	REQUIRED	PROVIDED	STATUS
Total Parking Spaces Required	16 spaces	13 spaces (V) ⁽⁷⁾	Variance
Accessible Parking	1 space	1 space	Conforms

V - Variance EV – Existing Non-Conforming Condition

- (1) Per §244-57D the minimum required lot width is 200 ft, whereas 122.7 ft is existing.
- (2) Per §244-57D the minimum required lot frontage is 200 ft, whereas 116.5 ft is existing along East Commodore Boulevard.
- (3) Per §244-57D the minimum required front yard setback is 60 ft, whereas 46.6 ft is existing along William Street.
- (4) Per §244-57D the minimum required side yard setback is 25 ft, whereas 19.9 ft is existing.
- (5) Per §244-57D the minimum parking area setback from the right-of-way is 20 ft, whereas 6.25 ft is existing along East Commodore Boulevard.
- (6) Per §244-57D the minimum parking area setback from a residential use is 20 ft, whereas approximately 13 ft is existing to adjacent Lot 4.
- (7) Per §244-197N(1) the minimum parking spaces required as calculated above is 16 parking spaces, whereas 13 parking spaces are existing.

IV. REVIEW COMMENTS

With the exception of the following, site plan issues are deferred to the Board Engineer.

A. Use Variance

1. The applicant should address the impact of the application on the following:
 - a. Compatibility of the proposed use with surrounding uses; and
 - b. Mitigating factors for the use variance.
2. The applicant should address the following items for the Board to be able to evaluate the impact of the proposed application on the neighboring properties and the Township:
 - a. That the use will not injure or detract from the use of neighboring property.
 - b. That the use will not detract from the character of the neighborhood.
 - c. That the use of property adjacent to the area included in the plan is adequately safeguarded.
 - d. That the property is suitable for the intended use.
 - e. That the use will serve the best interests of the Township.
 - f. That the use will not adversely affect public sewers and facilities such as water, sewer, police, and fire protection.
 - g. That the use will not adversely affect the drainage facilities in the adjacent neighborhood.
 - h. That the use will not adversely affect the safe flow of highway traffic and that adequate

roadway access is provided to protect roadways from undue congestion and hazards.

3. The Applicant should be prepared to discuss surrounding land uses in relation to the property in question and anticipated impacts as a result of the proposed development.
4. The Applicant shall provide testimony to discuss the history of the site and the various approvals and relief granted.
5. The statement of operations indicates that, “the facility is currently used by the owner and one other tenant, although those conditions and/or specific users may change over time as a function of economics and market conditions.” Testimony shall be provided to discuss this in detail.
6. Per §244-159 no person shall store materials of any kind outdoors in any district, except for the construction of a structure to be erected on the premises, unless specifically permitted elsewhere in this chapter, whereas the Applicant proposes to store various materials, equipment, storage containers, and flatbed equipment trailers. The Applicant is requesting a ‘d-1’ Use Variance. A waiver of this section may be required.
7. Per §244-152A no bulk storage of materials or equipment shall be permitted in any required front yard area or within 100 feet of any public street, whichever is greater, whereas the storage of materials, equipment, storage containers, and flatbed equipment trailers is within the front yard of William Street.
8. Per §244-152B no bulk storage of materials or equipment shall be permitted between any side or rear lot line and the required side or rear setback line, whereas as little as 0 ft is provided to the existing fence. A waiver may be required.
9. Per §244-152C all bulk storage areas shall be screened from public view by means of suitable fencing and/or evergreen plantings as required by the municipal agency. Where property is adjacent to a residential zone, the screening shall meet the minimum requirements established by §244-193, whereas adjacent Lots 2 & 4 appear to contain a residential use.
10. Per §244-152C all bulk storage areas shall be screened from public view by means of suitable fencing and/or evergreen plantings as required by the municipal agency. Where property is adjacent to a residential zone, the screening shall meet the minimum requirements established by §244-193, whereas the 2-yard dumpster, storage containers, and flatbed equipment trailers are not screened. Testimony shall be provided to discuss the need for additional screening.
11. Per §244-152D no fence used to screen a bulk storage area shall be placed closer to any property line than the distance constituting the required front, side or rear setbacks, and all setback areas shall be landscaped in accordance with the requirements of §244-193, whereas as little as 0 ft is provided to the existing fence. A waiver may be required.
12. Per §244-152E all service roads, driveways and bulk storage areas shall be paved with bituminous concrete or other surfacing materials, as required by the municipal agency, which shall be of sufficient strength to handle the anticipated use, whereas a majority of the site is gravel. Testimony shall be provided to discuss the existing depth of the gravel and the adequacy of the gravel to have sufficient strength to handle the anticipated use.
13. Per §244-152F in no instance shall on-site bulk storage of material exceed the height of 10 feet. The Applicant currently proposes a maximum height of 8 ft.
14. Per §244-152G no heavy equipment shall be operated or parked closer to the front property line than the required front setback plus 50 feet, except as the same may be in transit to or from

the site, whereas the flatbed equipment trailers are located within the front yard of William Street.

15. Testimony shall be provided to discuss the types of materials and equipment to be stored outdoors as well as the maximum height for the items to be stored on the site as shown on the plan within the fenced areas.
16. Testimony shall be provided to discuss the use of the 6 flatbed equipment trailers, the 2 roll-off storage containers, and the 2-yard dumpster that are located between the fenced areas and the right-of-way of William Street.
17. The Applicant shall provide testimony to discuss the proposed operations for the office and warehouse building in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, air pollution, fire hazards or safety hazard, the number of vehicles to be stored or parked on the site and provisions to be made for site maintenance.

B. Signage

1. The Applicant shall provide testimony to discuss the approvals and permits obtained for the existing site identification sign.
2. The Applicant shall provide testimony to indicate if there are any proposed changes to the existing site identification sign.

C. Traffic Circulation and Parking

1. The Applicant shall provide testimony to discuss the location of the cartway of William Street.
2. The Applicant shall provide testimony to discuss the need to improve William Street which is currently a gravel road that is not located within the right-of-way.
3. The access to the site along William Street shall be discussed.
4. There are no gates shown to access the outdoor storage areas.
5. Per §244-197N(1) the minimum parking spaces required as calculated above is 16 parking spaces, whereas 13 parking spaces exist. The Applicant has requested relief. Testimony shall be provided to discuss the adequacy of the number of existing parking spaces to service the proposed uses.
6. Per §244-197H all parking areas shall provide pavement in accordance with the requirements of local street and minor collector streets set forth in §244-210, whereas the rear of the lot is gravel. The Applicant has requested a waiver. Testimony shall be provided to discuss the adequacy of the depth of the existing gravel.
7. Per §244-203A sidewalks and curbing shall be required along all street frontages as a condition relating to any development for which approval is granted by the Planning Board or Board of Adjustment. There is no curb or sidewalk existing or proposed along East Commodore Boulevard. Curb and Sidewalk shall be provided, or the Applicant shall request a waiver and contribute to the Jackson Township Pedestrian Safety Fund. Testimony shall be provided to discuss the need for curb and sidewalk along East Commodore Boulevard.
8. Per §244-203A sidewalks and curbing shall be required along all street frontages as a condition relating to any development for which approval is granted by the Planning Board or Board of Adjustment. There is no curb or sidewalk existing or proposed along William Street. Curb and

Sidewalk shall be provided, or the Applicant shall request a waiver and contribute to the Jackson Township Pedestrian Safety Fund. Testimony shall be provided to discuss the need for curb and sidewalk along William Street.

9. Per §244-197C(1) aisles from which cars directly enter or leave parking spaces shall not be less than 24 feet wide for perpendicular parking, whereas approximately 17 ft is existing. The Applicant has requested a waiver. Testimony shall be provided to discuss the safety of the existing aisle width.
10. Per §244-197G the perimeter of all parking areas and internal islands within all parking areas open to the general public shall have continuous cast-in-place concrete curbing, whereas less exists. The Applicant has requested a waiver. The Applicant shall provide testimony to discuss the need for bollards or wheel stops along the front of the building.
11. Per §244-197I(3)(a) the width of the safety island shall be that width between the proposed curbline and a point eight feet inside the property line. When this width is less than 18 feet, the parking area shall be reduced to provide a minimum width for the safety island of 18 feet. All required tree and shrub plantings shall be placed on the on-site portion of the safety island, whereas 5 ft is existing. The Applicant has requested a waiver.
12. Per §244-197J(1)(a) a safety island in accordance with Subsection I above, where parking is provided in the front yard area, whereas less exists. The Applicant has requested a waiver.
13. Per §244-197I(3)(b) parking spaces shall be separated from access drives by curbed islands with a minimum width of 10 feet, whereas no curbed island exists. The Applicant has requested a waiver.
14. Per §244-197I(3)(d) there shall be provided an average of at least one deciduous tree two inches in diameter at breast height every 40 feet, or part thereof, on all safety islands. For each tree provided, a minimum of three shrubs shall also be planted, whereas only one tree is planted but sufficient shrubbery is planted. The Applicant has requested a waiver.
15. Per §244-197I(3)(e) no commercial signs, light standards or other aboveground obstructions other than plantings and traffic control devices and signs shall be permitted within 10 feet of the street right-of-way, whereas 9 ft exists from the site identification sign to the right-of-way of East Commodore Boulevard.
16. The Applicant shall provide testimony to discuss pedestrian and accessible circulation.
17. The Applicant shall provide testimony to discuss vehicle circulation throughout the parking area and the storage area.
18. The Applicant shall provide testimony to discuss emergency vehicle circulation.
19. Our office defers all fire prevention and fire safety issues to the Township Fire Official.
20. The width of the entrance should be dimensioned.
21. The Applicant shall provide testimony regarding the anticipated size of trucks and equipment entering and exiting the site.
22. The Applicant shall provide testimony to discuss the anticipated deliveries and the timing of the deliveries as well as the size truck anticipated. In addition, the Applicant shall indicate where the delivery vehicles will be standing during deliveries.

23. Testimony should be provided regarding the traffic impacts associated with the uses on the site.
24. Testimony should be provided to discuss any frontage improvements and off-site roadway improvements proposed for East Commodore Boulevard. Ocean County Planning Board approval is required.

D. Lighting

1. Per §244-197J(1)(f) lighting is required for all parking lots and shall provide a minimum lighting level of 0.5 footcandles throughout the parking area and access drives. No lighting is shown on the plan. The Applicant has requested a waiver. Testimony shall be provided to discuss the lighting levels provided for the existing parking area.
2. The Applicant shall provide testimony to discuss the if lighting is proposed for the outdoor storage areas.

E. Landscape Design

1. Adjacent Lots 2 & 4 appear to contain a residential use. Per §244-152D no fence used to screen a bulk storage area shall be placed closer to any property line than the distance constituting the required front, side or rear setbacks, and all setback areas shall be landscaped in accordance with the requirements of §244-193. The existing fence is at the property line and no area is available for landscaping. Testimony shall be provided to discuss the need for landscape buffering and screening along the westerly property line.
2. Per §244-188C all bulk storage areas shall be screened from public view by means of suitable fencing and/or evergreen plantings as required by the municipal agency. Testimony shall be provided to discuss the adequacy of the screening of the storage areas.
3. Per §244-197(1)(b) an unbroken landscaping strip along side and rear property lines a minimum of 10 feet in width. These landscaping strips shall have the same minimum planting requirements as safety islands, whereas 0 ft is proposed. The Applicant has requested a waiver.
4. There is a note on the plan that indicates “6 ft high chain link fence with visual screen and barbed wire.” The Applicant shall provide testimony to indicate if this is proposed. If so the note should be revised to include “proposed”.
5. If any trees were removed without approval, reviewed and approval by the Jackson Township Certified Tree Expert may be required.
6. All tree removal shall be in accordance with Chapter 405 of the Township of Jackson Ordinance.
7. The Applicant shall provide testimony to discuss the existing condition of the landscaping along East Commodore Boulevard.

F. Utilities

1. The Applicant shall provide testimony to indicate how the site is currently serviced by potable water and sanitary sewer.

G. Storage of Solid Waste & Recyclable Materials

1. Per §244-208 solid wastes from all uses other than single- or two-family homes, if stored outdoors, shall be placed in metal receptacles within a screened refuse area. No trash enclosures are shown. The Applicant shall provide testimony to discuss where refuse and recyclables are

stored.

H. Miscellaneous Comments

1. The bulk requirements shown on the plan should be revised to reflect the requirements on a corner lot.
2. All proposed improvements should be clearly labeled as proposed.
3. It appears that a portion of the existing fence is to be removed. The plan should clearly indicate any existing improvements that are to be removed.
4. There is a storage container located on adjacent Lot 2 and partially on the site. The ownership of this storage container should be discussed.
5. The Applicant is required to obtain all local and outside agency approvals.
6. A list of any variances and waivers granted shall be provided on the plans.
7. Issues related to the Affordable Housing Non-Residential Development Fee are deferred to the Board Solicitor.

V. VARIANCES & WAIVERS

- A. The Applicant requests variance relief under N.J.S.A. 40:55D-70(d) (commonly referred to as a “Use” variance) for outdoor storage of goods, materials, and equipment for an existing contractors office, showroom, warehouse, and garage building in the HC – Highway Commercial Zone.
- B. The Applicant may require variance relief under N.J.S.A. 40:55D-70(c); commonly referred to as a ‘c’ or “bulk” variance, for minimum parking spaces required.
- C. The Applicant requires variance relief under N.J.S.A. 40:55D-70(c); commonly referred to as a ‘c’ or “bulk” variance, for the existing conditions for minimum lot width, minimum lot frontage, minimum front yard setback, minimum side yard setback, minimum parking area setback from a right-of-way, and minimum parking area setback from a residential use.
- D. Additional variance or waiver relief may be required pending Applicant's response to the issues identified in the body of this report.

In order for the Board to grant a ‘d’ variance, The Applicant has the burden of demonstrating “Special Reasons” for granting the use variance as well as offering an “enhanced quality of proof” which states that the variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance (Positive Criteria). The applicant should also demonstrate that the requested relief can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (Negative Criteria).

“Special Reasons”, the applicant should demonstrate that the proposed use carries out the purposes of zoning as listed in 40:55D-2 of the Municipal Land Use Law or that the refusal to allow the project would impose an undue hardship on the applicant. The applicant must present support for the first test within a Statement of Reasons contending that the proposed use promotes the purpose of zoning. In lieu of the Statement of Reasons, the applicant should provide a statement regarding the undue hardship which must relate to the land in question or unique conditions of the site.

With respect to the first portion of the Negative Criteria, the applicant must demonstrate that the requested relief can be granted without substantial detriment to the public good. The applicant must demonstrate that the proposed use will not have a negative impact on the adjacent properties, and that

it will not cause such damage to the character of the neighborhood as to constitute “substantial detriment to the public good”. The applicant shall provide testimony at the Zoning Board hearing.

In the second prong of the Negative Criteria, the applicant must demonstrate that the requested relief will not impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided as to why the proposal will not impair the intent and purpose of the HC Zone and the Township Master Plan.

Both the Positive Criteria and Negative Criteria must be satisfied in order for the Board to grant ‘d’ variance relief. The granting of a ‘d’ variance requires five (5) affirmative votes.

In order for the Board to grant a ‘c’ variance, an Applicant need only satisfy the Positive Criteria (although no variance may be granted which will be detrimental to the public good or the City’s Zone Plan). The granting of a ‘c’ variance requires the affirmative vote of a majority of the Board members present at the hearing.

Under N.J.S.A. 40:55D-2, the MLUL enumerates as its purposes:

- a. *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;*
- b. *To secure safety from fire, flood, panic, and other natural and man-made disasters;*
- c. *To provide adequate light, air, and open space;*
- d. *To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county, and the State as a whole;*
- e. *To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;*
- f. *To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;*
- g. *To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all NJ citizens;*
- h. *To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;*
- i. *To promote a desirable visual environment through creative development techniques and good civic design and arrangement;*
- j. *To promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;*

- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial, and recreational development to the particular site;*
- l. To encourage senior citizen community housing construction;*
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;*
- n. To promote utilization of renewable energy resources;*
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.*

Variance Justification

Applicant has not provided justification for the approvals required. *Applicant is asked to address these issues within the context of the requirements for variance relief detailed above.*

Any resubmissions in response to this report should be accompanied by a point-by-point response to all items, *with revisions on the plans clouded or highlighted to indicate changes.* In order to facilitate the Board's decision-making process, Applicants are strongly encouraged to resolve as many items as possible prior to the hearing on this matter.

As always, Board members, Applicants and their professionals should feel free to contact me if they have any questions or require additional information.

God Bless America,

REMINGTON & VERNICK ENGINEERS



Ernest J. Peters, Jr., PE, PP, CME
Board Planner

MMG/EJP:mr

cc: Mr. Jeff Purpuro - Zoning Officer
Ms. Gina Tumolo – Assistant Zoning Officer
Mr. Jean Cipriani, Esq. – Zoning Board Attorney
Mr. Mark Rohmeyer, P.E. – Zoning Board Engineer
ZYSR, LLC – Applicant (zevi@perfectconcreteconstruction.com)
Mr. Adam Pfeffer, Esq. - Applicant's Attorney (adampfeffer@lspglegalgroup.com)
Mr. Graham Macfarlane, P.E. – Applicant's Engineer (graham@pds-nj.com)