

McLAUGHLIN STAUFFER & SHAKLEE, P.C.

ATTORNEYS AT LAW
MONMOUTH SHORES CORPORATE PARK
4814 OUTLOOK DRIVE, SUITE 112
WALL TOWNSHIP, NEW JERSEY 07753
TELEPHONE: (732) 751-2800
TELEFAX: (732) 751-2598

ROGER J. McLAUGHLIN
DREW A. STAUFFER
RICHARD J. SHAKLEE
JASON A. LEACOCK

E-Mail
Rmclaughlin@wall-lawyers.com

DENNIS M. CRAWFORD
Retired

World Wide Web
www.wall-lawyers.

November 25, 2019

Residents of Four Seasons

**Re: Application of Guaranteed Service.com, LLC
Block 893; Lot 65**

Dear Ladies and Gentlemen:

We are enclosing herewith a copy of the Public Notice of a hearing before the Board of Adjustment in connection with another use variance application for the property known as Lot 65 in Block 893, 2675 Highway 70, which is the Lee's Battery Service property.

As you will recall, I had previously represented an applicant known as KRFC Woodworking when the Board of Adjustment approved a use variance to permit KRFC to use the property for an office, showroom and storage purposes. KRFC did not buy the property, however, and Guaranteed Service.com, LLC is now applying for a use variance for the same type of office, showroom and storage for its business. Guaranteed Service.com, LLC is a plumbing, heating and cooling contractor.

As a reminder at the last hearing, there were changes made before the site plan was approved in order to maximize the buffer area between the buildings and the Four Seasons community. Guaranteed Service.com, LLC has agreed to comply with the site plan previously approved and is not proposing any change to the site plan which would impact the Four Seasons community.

Should you have any questions prior to the public hearing, please feel free to contact me at your convenience.

Very truly yours,


ROGER J. McLAUGHLIN

RJM/rmg
Encl.

PUBLIC NOTICE
TOWNSHIP OF WALL
ZONING BOARD OF ADJUSTMENT

Please take notice that the undersigned has applied to the Zoning Board of Adjustment of the Township of Wall for use variance approval for property known as Lot 65 in Block 893 on the Tax Assessment Map of the Township of Wall. The property is also known as 2675 Highway 70, Wall, New Jersey 08736.

The applicant has applied for a use variance to permit the property, the former location of Lee's Battery Service, to be utilized as an office, showroom, dispatch and storage for a plumbing, heating and cooling contractor. The applicant has agreed to comply with preliminary and final site plan previously approved for renovation and substantial improvements to the property. The applicant shall also seek approval for any other variances or waivers deemed necessary by the Board.

A public hearing has been scheduled for Wednesday, December 18, 2019 at 7:30 p.m. prevailing time in the meeting room of Township of Wall Municipal Building located at 2700 Allaire Road, Wall, New Jersey at which time you may appear either in person or by agent or attorney and present any objection which you may have to the granting of this application. A copy of this application and of all of the supporting documents is on file at the Wall Township Municipal Building and may be inspected during regular business hours by interested parties prior to the scheduled hearing.

Guaranteed Service.com, LLC
By: Roger J. McLaughlin, Esq.
McLaughlin Stauffer & Shaklee, P.C.
4814 Outlook Drive, Suite 112
Wall, New Jersey 07753
Phone: (732) 751-2800

ADDENDUM TO APPLICATION
GUARANTEED SERVICE.COM LLC
BLOCK 893 LOT 65

The purpose of this Addendum is to describe in detail the proposed uses of the property by Guaranteed Service.com LLC. The property was the subject of a previous application for use variance and site plan approval. In that application, a Resolution approving a use variance for a showroom, office and storage was adopted by the Board on November 7, 2018. A copy of the Resolution is attached to this application.

This application, brought by Guaranteed Service.com LLC, will result in a similar use of the property. Moreover, Guaranteed Service.com LLC, will improve the property in accordance with the previously approved site plan.

Guaranteed Service.com LLC is a plumbing, heating and cooling contractor, currently located in Monroe Township, New Jersey. There are two buildings located on the property. The front building is proposed for renovation and reconfiguration. The first floor of the front building will be used as offices for the operational and office staff of Guaranteed Service.com LLC and for a showroom. The lower level of the front building will only be used for storage. The rear building on the property will be painted and cleaned up and will be used only for storage, if and when necessary to the applicant's business.

There will be no retail sales of merchandise or equipment on the premises. The first floor of the front building will be used by office staff. Customers rarely come to the premises. The hours of operation will be Monday – Friday from 8 a.m. to 5 p.m. and on Saturday from 8 a.m. to 1 p.m.

The maximum number of employees in the office at any one time will be six. The service technicians for Guaranteed Service.com LLC use vehicles which are taken home by them at night. The only time the service vehicles will be on the property is for a weekly sales/service meeting. Their company vehicles are otherwise taken home and driven directly to work sites.

Deliveries are received approximately every three days. Deliveries are usually made by straight body box trucks, although an occasional tractor trailer may make a delivery to the premises.