



CITY OF PORTLAND

December 19, 2000

Michael L. Weinberger
C/o Bradco Supply Corp.
13 Production Way
P.O. Box 67
Avenel, New Jersey 07001-0067

RE: 119 Bishop Street 293-A-14 I-M Zone

Dear Mr. Weinberger,

I am in receipt of your letter dated December 18, 2000. The property that you are referencing, 119 Bishop Street, is located in an I-M, moderate industrial zone. This zone allow warehousing and distribution facilities. It also allows wholesale trade. You also mentioned a small amount of retail trade. Retail trade is prohibited except as an ancillary use to a permitted principal use. Your description of the type of retail trade you wish to engage in appears to meet the case of ancillary use. So I would conclude, that based upon your letter, the uses stated are compatible with the I-M zone. A copy of the I-M uses are attached to this correspondence.

The next question to anticipate is what kind of permits may be required. If the past use was other than what you are proposing to do now, then a change of use permit is required. We would need to have floor plans with dimensions and room descriptions. Any change of use that is over 5,000 square feet in area, is required to go thru a site plan review process thru the Planning Division. If the past use was the same, then no change of use permit would be required. If you are doing alterations, such as demolition of walls and the construction of new walls, then a building permit would be required. We would need to have floor plans with dimensions and indications of what walls were being altered. It is also entirely possible that you may need a change of use with alterations, combining both activities.

If you plan no alterations to your building and there is no change of use involved, then you will need no specific permit from our office. Please note that separate permits are required for plumbing and electrical work. And any new signage requires a separate permit. Our front staff can help you on the details and any other questions that you may have.

If you have any other questions, please do not hesitate to contact me.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File