



Application for Use and/or Bulk Variances

Type of Variance Requested:

- Bulk Variance [front, side/rear setback, other] Specify Applicant seeking approval for stone wall / retaining wall that replaced dilapidated wall. Wall extends over front yard property line into Ocean Grove Camp Meeting property.
- Bulk Variance [Lot Coverage] _____
- Use Variance [proposal not permitted in zone] _____
- Appeal/Interpretation of Decision _____
- Other, Specify _____

1. Property Address: 127 Whitefield Avenue
2. Block 260 Lot 13
3. Property is located in HDR 7 Zoning District according to the Neptune Twp. Land Ordinance.
4. Name of applicant: Susan Washuta
Mailing address: 127 Whitefield Avenue, Ocean Grove, NJ
Phone # [REDACTED] Fax # _____ Cell # _____
E-mail address: [REDACTED]
5. Name of owner: Same as above
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____
6. Name of contact person: Christopher L. Beekman
Mailing address: 47 Main Avenue, Ocean Grove, NJ 07796
Phone # 732-774-8262 Fax # 732-774-6989 Cell # _____
E-mail address: ChristopherLBeekman@gmail.com
7. Interest of applicant, if other than owner: Attorney for Applicant

Detailed Information:

- Existing use of property: Single Family Home (Detached)
- Proposed use of property: Same
- Special Flood Hazard Area: N/A

Principal Use:

	Required and/or Permitted	Existing	Proposed
Lot Size			
Lot Coverage			
Building Coverage		N/A	
Building Height			
Front Setback			
Rear Setback			
Side Setback			
Combined Side Setback			

(If multiple lots and/or buildings, please attach additional detailed listing)

Accessory: (If Applicable)

	Permitted	Existing	Proposed
Lot Size			
Lot Coverage			
Building Coverage		N/A	
Building Height			
Front Setback			
Rear Setback			
Side Setback			
Combined Side Setback			

(If multiple lots and/or buildings, please attach additional detailed listing)

8. Has there been any previous applications involving these premises Yes No
- If so when _____
- Result of decision _____

9. Justification/Reason(s) for variance(s) requested [be as specific as possible attach additional sheets as necessary]

Applicant replaced old/deteriorated stone wall with new wall in line with properties along the street. Applicant unable to place wall closer to house due to steps from house that would extend passed.

10. If a Zoning denial has been received as part of this application, please attach.

The required submission for all applications to be complete is twenty-five (25) copies of completed application form inclusive of any supporting information; and twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11" x 17" sheet(s).

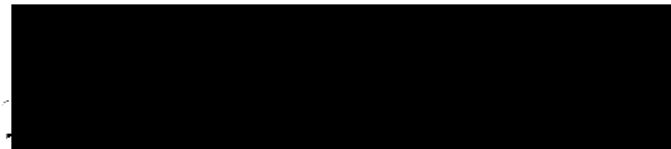
* See Section 802B. Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Susan Washuta being of full age, being duly sworn according to
(Insert Applicant's Name)

Law, on oath depose and says that all the above statements are true.



(Original Signature of Applicant to be Notarized)

Susan Washuta
(Print Name of Applicant)

Sworn and subscribed before me this

2 day of March, 2020



Signature of Notary Public

[NOTARY SEAL]
CHRISTOPHER L. BEEKMAN, ESQ.
An Attorney at Law of NJ

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 3/2/2020



Signature of Property Owner

STATEMENT FROM TAX COLLECTOR

Block _____ Lot _____

Property Location _____

Status of municipal taxes _____

Status of assessments for local improvements _____

Date: _____

Authorized Signature of Tax Collector

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.


Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: Susan Washuta
[please print]

Property Address: 127 Whitefield Avenue Block 260 Lot 13

Applicant's Name: Susan Washuta [Print Name]  [Signature of Applicant]

Owner's Name: Susan Washuta [Print Name]  [Signature of Owner]

Date: 3/2/2020

COMPLETENESS CHECKLIST FOR USE AND/OR BULK VARIANCES (Revised 5/13/13)

Section §802B. Completeness Checklist for Use Variance and Bulk Variance Request.

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | <u>C</u> | <u>N</u> | <u>N/A*</u> | <u>W*</u> | <u>ONLY FOLDED PLANS WILL BE ACCEPTED</u> |
|--------------------------|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form which must include the following: <ul style="list-style-type: none"><input type="checkbox"/> Applicant's name, address, telephone number, facsimile number, and e-mail address (if applicable).<input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number, and e-mail address (if applicable).<input type="checkbox"/> Applicant's interest in the property.<input type="checkbox"/> Name, address, telephone number, facsimile number, and e-mail address (if applicable) of the Applicant's attorney (if represented) as well as any and all other professional representative(s).<input type="checkbox"/> Street address of the property<input type="checkbox"/> Tax lot and block numbers of the property<input type="checkbox"/> Zoning District in which the property is located.<input type="checkbox"/> Description of the property<input type="checkbox"/> Description of the proposed development.<input type="checkbox"/> Type of application<input type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone<input type="checkbox"/> Executed copy of "Authorization & Consent Form" Part "C"<input type="checkbox"/> Executed copy of "Certificate of Ownership" Part "D", if applicable<input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable<input type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer).<input type="checkbox"/> Executed copy of "Escrow Agreement" Part "E" |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions] |
| | | | <input type="checkbox"/> | 4. Required Plans folded, no larger than 30"x42": |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies with initial submission and each subsequent submission for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with Section §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement (for Use Variance only) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ _____ Escrow Deposit \$ _____
In accordance with fee schedule. |

C = Complete N = Incomplete N/A = Not Applicable

* Any request for a "WAIVER" must include a written explanation for the request.

EXHIBIT A
ZONING PERMIT APP



Fee Date: 08/30/2019
Check #:
Cash: 0

FILE COPY

ZONING PERMIT

ID: 551266542

Date: 09/04/2019

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|--|---|--|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input checked="" type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input checked="" type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

- Location of property for which zoning permit is desired:
Street Address: 127 WHITEFIELD AVE Block: 260 Lot: 13 Zone: HDR1
- Applicant Name: WASHUTA, SUSAN Phone No. [REDACTED] Fax No.
Applicant's Address: 127 WHITEFIELD AVE OCEAN GROVE, NJ 07756
Email: [REDACTED]
- Property Owner Name: WASHUTA, SUSAN Phone No. [REDACTED] Fax No.
Property Owner's Address: 127 WHITEFIELD AVE OCEAN GROVE, NJ 07756
Email: [REDACTED]
- Present Approved Zoning Use of the Property: Detached Single Family Residence
- Proposed Zoning Use of the Property: Detached Single Family Residence
- Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"Remove existing exterior retaining wall in front of house due to deterioration. Replace with new stone wall."

- Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes No If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

09/04/2019 ZONING VIOLATION REMEDATION:

The applicant has submitted this zoning permit application to remediate a zoning violation.

ZONING VIOLATIONS INDICATED:

- Construction of a structural retaining wall without first acquiring zoning approval.
- Failure to acquire a Certificate of Appropriateness from the Historic Preservation Commission.

The property is located within the HD-R-1 Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"Remove existing exterior retaining wall in front of house due to deterioration.
Replace with new stone wall."

The applicant indicates the premises has not been subject to prior application to the Zoning Board of Adjustment or Planning Board.

FENCE AND WALL REQUIREMENTS:

Per Land Development Ordinance section 412.07-A-1:

1. Fences and walls in historic zone districts. Fences and walls in historic zone districts shall be permitted accessory structures subject to the following provisions (see also Appendix B):

1. Design guidelines. All fences and walls are subject to the review and approval of the Historic Preservation Commission for conformity to its Guidelines and for compatibility with the particular design and style of the structure on the lot.

ZONING NOTES:

- HPC approval is required.

Per Land Development Ordinance section 412.07-A-7:

Fences and walls in historic zone districts. Fences and walls in historic zone districts shall be permitted accessory structures subject to the following provisions (see also Appendix B):

7. Wall height. Walls located in or along any front, side or rear yard, where permitted, shall not exceed thirty (30) inches in height. The height of decorative elements, articulated corners, gateways and wall piers shall be included in the wall height measurement.

ZONING NOTES:

- The height if the structural retaining wall constructed is undetermined, as the applicant did not submit the required construction plans as indicated on the zoning permit application information sheet and zoning ordinance requirements. The applicant does not display compliance with this LDO requirement. Denied zoning

SLOPE REGULATIONS AND RETAINING WALLS:

1. The purpose of these regulations is: (1) to minimize potential detrimental impacts that are associated with the disturbance of established vegetation on existing steep slopes; (2) to avoid creating new steep slopes where the potential for detrimental impacts are increased; and (3) to minimize potential detrimental impacts by regulating the scale, mass and location of retaining walls. Detrimental impacts means any adverse impact to: public safety and the general welfare; private or public property; or, any historic, cultural, scenic or other environmental resource caused by the destabilization of a slope area or retaining wall as a result of erosion slumping, runoff or other consequence.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.

- The applicant has not submitted the required applications to the Department of Engineering displaying the prior and existing conditions displaying a steep slope has not been created. The applicant does not display compliance with Land Development Ordinance section 421.

- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. For the purposes of these regulations, "construction" shall mean any disturbance or improvement to land, including but not limited to buildings, structures, streets, driveways, parking areas, swimming pools, excavations, fill, grading, tree removal, stripping of vegetation and clearing, except that selective thinning of vegetation and site work approved by the approving authority for sidewalks and similar pedestrian ways, subsurface utility installations and drainage facilities shall not be considered construction.

1. Steep slopes shall not be disturbed and retaining walls shall not be installed except where the applicant demonstrates that each disturbance and/or retaining wall is essential to the reasonable use of the property and that no adverse impact to adjoining properties will result from the proposed construction.
2. In the case of development applications before the Planning Board or the Zoning Board of Adjustment, the applicant shall submit a separate sheet as part of the overall development plan, identifying the extent of the steep slope disturbance and the use of retaining wall(s) and noting the justification(s) for the disturbance.
3. In the case of Zoning Permit Applications, the applicant shall submit a grading plan in accordance with the zoning permit requirements contained in Article XI of this Land Development Ordinance.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.

- The applicant has not submitted the required applications to the Department of Engineering displaying the prior and existing conditions displaying a steep slope has not been created. The applicant does not display compliance with Land Development Ordinance section 421.

- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Within any development, construction on steep slopes, as defined herein, shall be in accordance with the following provisions.
2. Construction on steep slopes of fifteen (15) percent or greater, but less than twenty-five (25) percent, shall be permitted in accordance with the following regulations:
 - (a) A maximum of thirty (30) percent of the total lot area in this slope category may be used for construction purposes; and,
 - (b) Construction shall not result in the creation of critical slope areas.
2. No construction shall be permitted in critical slope areas (slopes of 25 percent or greater) unless all of the following criteria are met:
 - (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard;
 - (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet;
 - (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet;
 - (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and,
 - (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required applications to the Department of Engineering displaying the prior and existing conditions displaying a steep slope has not been created. The applicant does not display compliance with Land Development Ordinance section 421.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Where construction will disturb steep sloped areas and areas abutting steep slopes, the plan shall provide the following design features, as applicable to the situation:
 2. Any grading or disturbance in an area of steep slopes or in an area abutting a steep slope shall stabilize the soil as required to avoid detrimental impacts.
 3. An area abutting a steep slope may be disturbed or completely removed, provided:
 - (a) The final grading does not result in a net increase in the total steep slope areas on the lot; and,
 - (b) The removed soil is redistributed on site and/or removed from the site in accordance with other township requirements.
3. The area along the top of a steep slope may be filled and a retaining wall(s) constructed, provided the retaining wall(s) and all other construction activities conform to regulations set forth herein.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required applications to the Department of Engineering displaying the prior and existing conditions displaying a steep slope has not been created. The applicant does not display compliance with Land Development Ordinance section 421.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Landscape Retaining Wall Setback Requirement. Landscape retaining walls shall not be located closer to a property line than one half (1/2) the height of the wall.

ZONING NOTES:

- N/A

1. Maximum Height of Structural Retaining Walls
2. The maximum height of any structural retaining wall, section of structural retaining wall, or tier of a structural retaining wall, shall be no greater than eight (8) feet, unless in a front yard setback area, in which case the maximum height shall be no greater than four (4) feet.
3. Multiple, staggered or tiered walls shall be considered single walls unless the minimum horizontal distance between the top of any single section or tier and the base (toe) of the next higher section or tier is not less than one and one-half (1-1/2) times the height of the lower section or tier. If there are more than three (3) single sections or tiers, the minimum distance between the top of any single section or tier and the base (toe) of the next higher section or tier shall be not less than two (2) times the height of the lower section or tier.
4. A structural retaining wall shall not extend in height for more than one (1) foot above the natural or approved finished grade at its top, unless proper surface drainage requires a greater height.
5. Any combination of a structural retaining wall(s) and a safety fence shall not exceed twelve (12) feet.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Location of Structural Retaining Walls
2. A structural retaining wall (top or bottom) shall be located no closer to a property line than the height of the wall or wall segment closest to the property line, and the applicant's engineer shall certify that a failure of the structural retaining wall will not have an adverse impact on any adjoining property or public right-of-way.
3. Structural retaining walls shall not be located in any public rights-of-way or utility easements.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Safety Requirements of Structural Retaining Walls. The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Design. A licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment Engineer, whatever the case may be.

ZONING NOTES:

- The applicant has not submitted any supporting documentation displaying compliance with this Land Development Ordinance requirement.

- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Inspection. A licensed structural or civil engineer, at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

ZONING NOTES:

- The applicant has not submitted any supporting documentation displaying compliance with this Land Development Ordinance requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

RETAINING WALLS:

Design and maintenance of structural retaining walls shall be in accordance with the following standards:

1. The applicant shall submit a plan indicating how all segments of the structural retaining wall, including any bench area located between two tiered wall sections, shall be maintained.

ZONING NOTES:

- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. The structural or civil engineer certifying the plans shall provide documentation as to the feasibility for replacing the structural retaining wall at the end of its useful life, and method of replacement by the property owner or homeowner's association.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. The bench, or area between the top of one tier and the bottom (toe) of the next higher tier, shall be properly graded to facilitate drainage.

ZONING NOTES:

- The applicant has constructed a structural retaining wall encroaching onto Ocean Grove Camp Meeting property without first acquiring zoning approval.
- The applicant has not submitted the required construction plans for the structural retaining wall constructed, displaying compliance with this LDO requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. A licensed landscape architect shall certify that landscaping installed in the vicinity of any structural retaining wall is appropriate for the location and does not have a root system that will impair the integrity of the retaining wall.

ZONING NOTES:

- The applicant has not submitted any supporting documentation displaying compliance with this Land Development Ordinance requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Structural retaining walls shall be constructed of permanent materials such as concrete, pre-cast block, or masonry, and shall be designed to allow replacement of the wall at the end of its useful life.

ZONING NOTES:

- The applicant has not submitted any supporting documentation displaying compliance with this Land Development Ordinance requirement.
- The applicant does not display compliance with the Land Development Ordinance. Denied zoning

1. Landscape retaining walls shall be constructed of durable or preservative treated wood, or other durable materials, and shall be designed to allow replacement of the wall at the end of its useful life.

ZONING NOTES:

N/A

The applicant has constructed a new structural retaining wall that does not comply with the setback requirements, and encroaches onto Ocean Grove Camp Meeting Property.

The initial notice was issued on 06/12/2019. The property owner was given 77 days to submit a complete zoning permit application and acquire a COA from the HPC.

REMEDATION ACTION REQUIRED:

- Remove the structural retaining wall and restore the property to it prior condition, prior to submitting a complete grading permit application to the Department of Engineering, displaying the existing and proposed disturbance conditions.

The property remains in zoning violation, resulting in the continued enforcement of the Land Development Ordinance.

Status

Approved

Denied

Referrals

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement



Neptune

Township - NJ

Where Community, Business & Tourism Prosper

Fee \$35.00

ZONING DEPARTMENT
PHONE 732-988-5200 .x. 217
FAX 732-988-4259

Control Number: 2019-0551

Date: 8/29/19

Zoning Permit Application

- | | | |
|---|---|--|
| <input type="checkbox"/> ADDING A NEW USE TO A PROPERTY | <input type="checkbox"/> HOME OCCUPATION | <input type="checkbox"/> PRIVATE GARAGE |
| <input type="checkbox"/> AIR CONDENSER UNIT(S) | <input type="checkbox"/> INTERIOR REMODEL - COMM / RES | <input type="checkbox"/> RESIDENTIAL ADDITION |
| <input type="checkbox"/> COMMERCIAL ADDITION | <input type="checkbox"/> NEW ACCESSORY STRUCTURE | <input type="checkbox"/> SIGNS |
| <input type="checkbox"/> CONTINUING / CHANGING USE | <input type="checkbox"/> NEW COMMERCIAL BUSINESS | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> DECK / BALCONY | <input type="checkbox"/> NEW OWNERSHIP OF PROPERTY/BUSINESS | <input type="checkbox"/> STORAGE SHED |
| <input type="checkbox"/> DRIVEWAY / SIDEWALK / APRON | <input type="checkbox"/> NEW RESIDENCE | <input type="checkbox"/> SWIMMING POOL / HOT TUB** |
| <input checked="" type="checkbox"/> FENCE / RETAINING WALL* | <input type="checkbox"/> PORCH | <input type="checkbox"/> ZONING DETERMINATION |

OTHER: _____

*Indicate location, height, and type of fence or wall on survey / plot plan. **Pools require a fence. Please indicate type, height, and area of fence, and location of filter.

PLEASE READ THE ZONING PERMIT INFORMATION SHEET PRIOR TO COMPLETING THIS APPLICATION

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS FOR PROPERTY WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL

PLEASE NOTE: If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

Please print clearly:

1. BLOCK: 260 LOT: 13 ZONE: _____
2. ADDRESS: 127 Whitefield Ave, Ocean Grove NJ 07756

- | | |
|---|--|
| 3. <u>OWNER INFORMATION (required):</u> | <u>APPLICANT INFORMATION (required):</u> |
| Name: <u>Susan Washuta</u> | Name: <u>Susan Washuta</u> |
| Address: <u>127 Whitefield Ave</u> | Address: <u>127 Whitefield Ave.</u> |
| <u>Ocean Grove NJ 07756</u> | <u>Ocean Grove NJ 07756</u> |

Phone: [REDACTED]	Phone: [REDACTED]
-------------------	-------------------

Email: [REDACTED]	Email: [REDACTED]
-------------------	-------------------

4. PRESENT APPROVED ZONING USE OF THE PROPERTY: Detached Single Family
5. PROPOSED ZONING USE OF THE PROPERTY: _____ OR UNCHANGED

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, describe in detail the dimensions and setbacks. If you are proposing a use, describe the proposed use.

Remove existing exterior retaining wall in front of house due to deterioration.

Replace with new ~~brick~~ stone wall.

7. Has the above referenced premises been the subject of any prior application to the Zoning Board of Adjustment or Planning Board? YES NO

If YES: Date: 6/26/19 Board: ZONING Resolution # (if any): DENIED
 PLANNING (Please supply a copy of the resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, provide:
BUILDING COVERAGE: _____ % LOT COVERAGE: _____ %
(Please include calculations.)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. Any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58- 1 et seq;

Adopted. L. 1989, c. 67, §3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

SUSAN WASHOTA



same

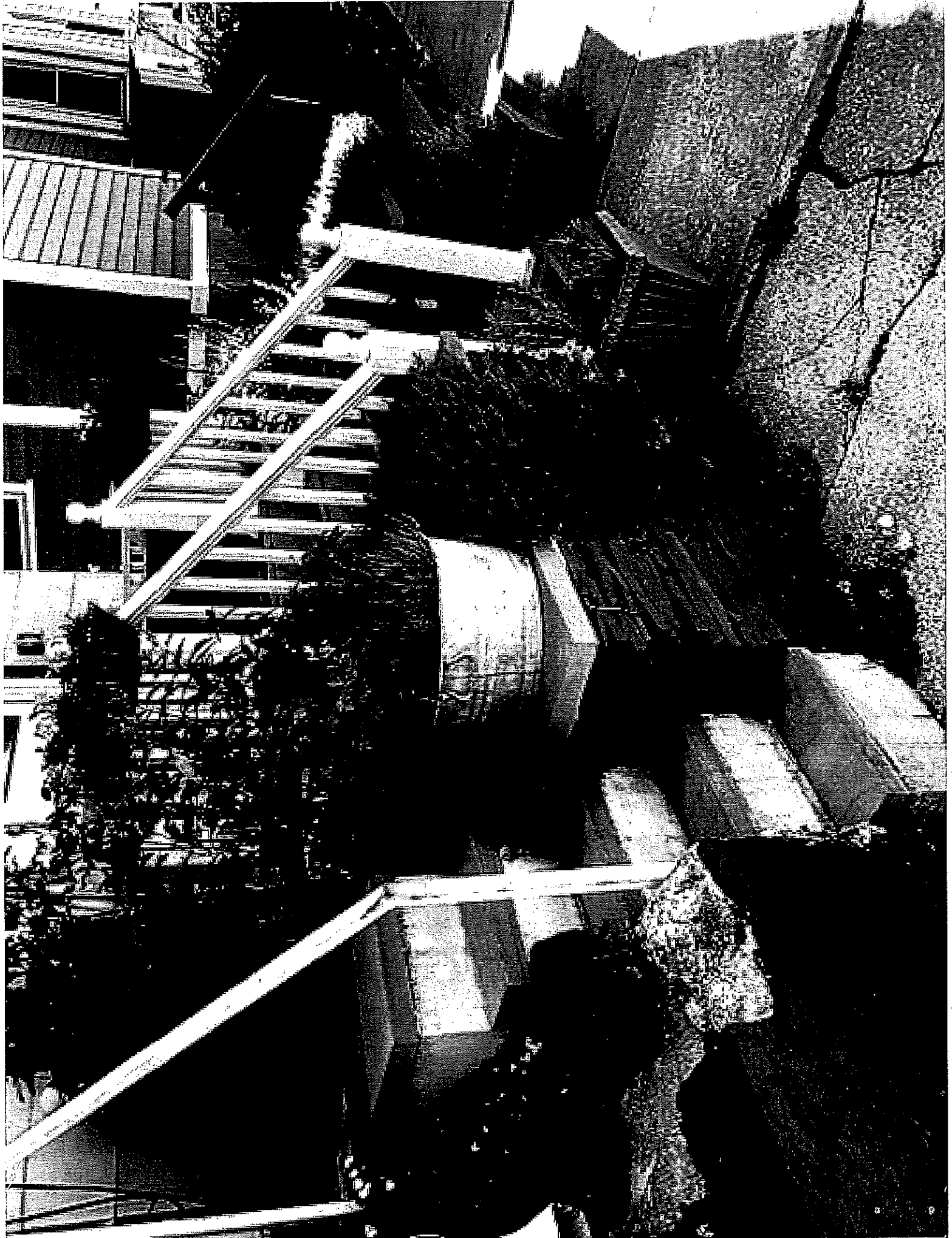
APPLICANT NAME -- Please PRINT

APPLICANT SIGNATURE

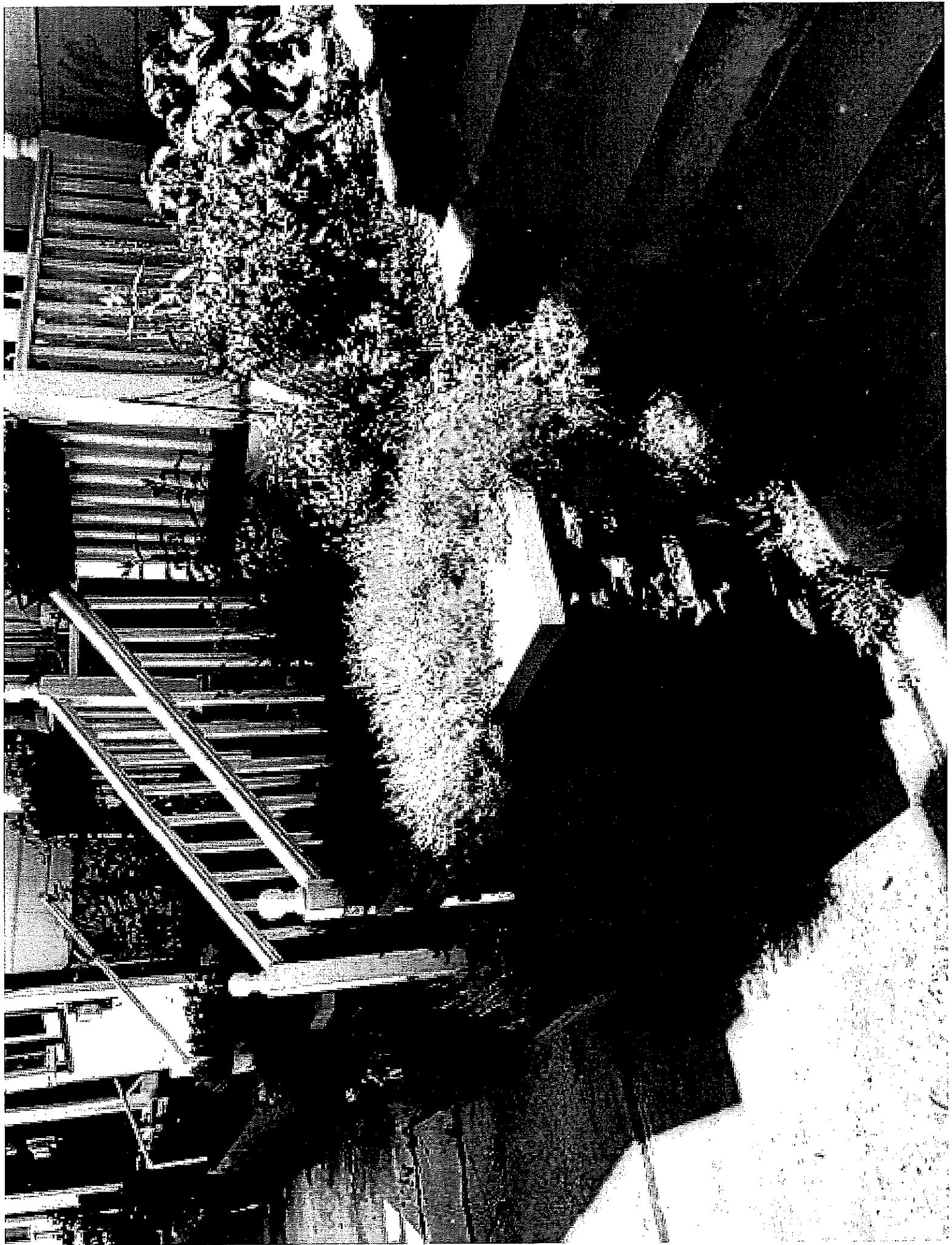
DATE

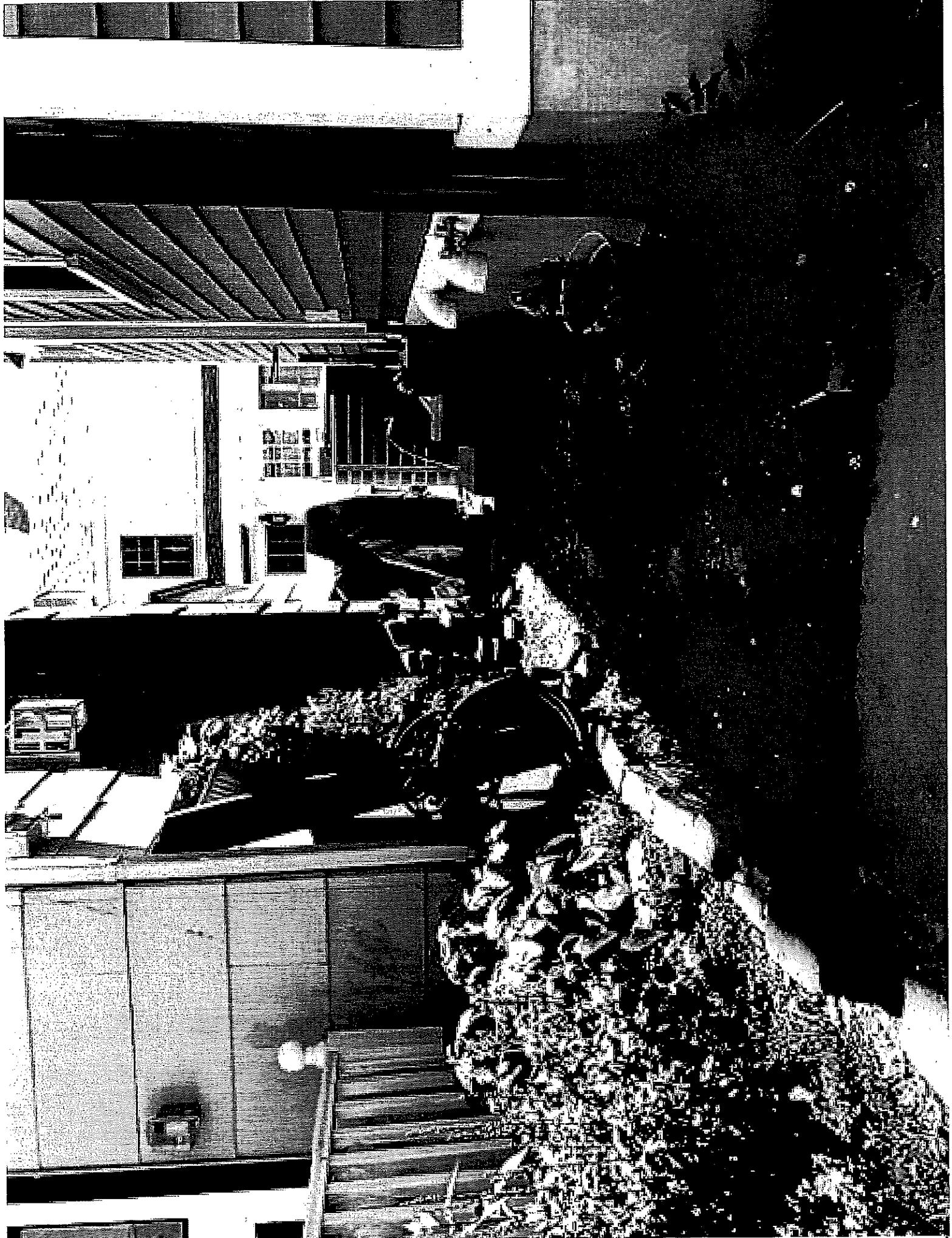
DATE

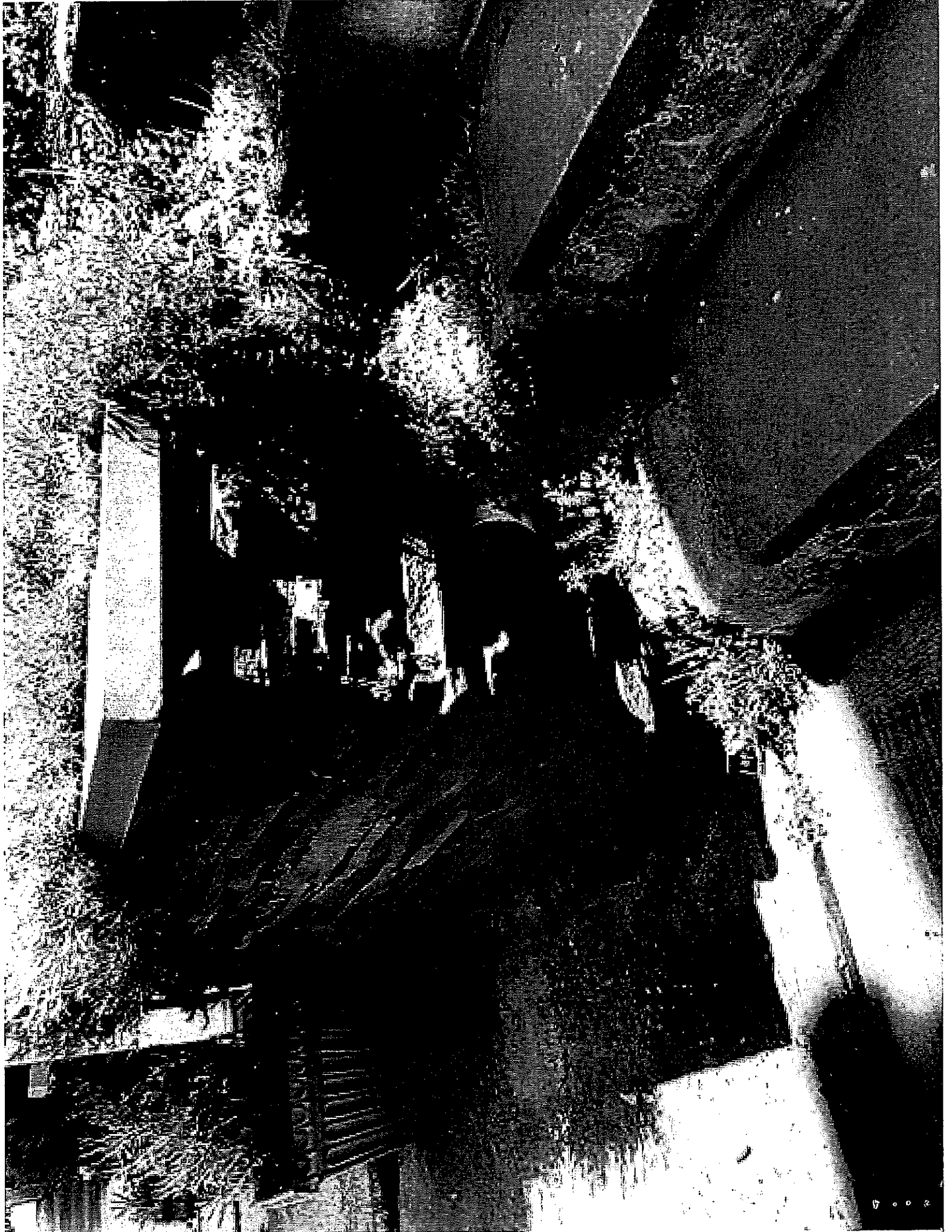
EXHIBIT B
PHOTOS











Legend
127A

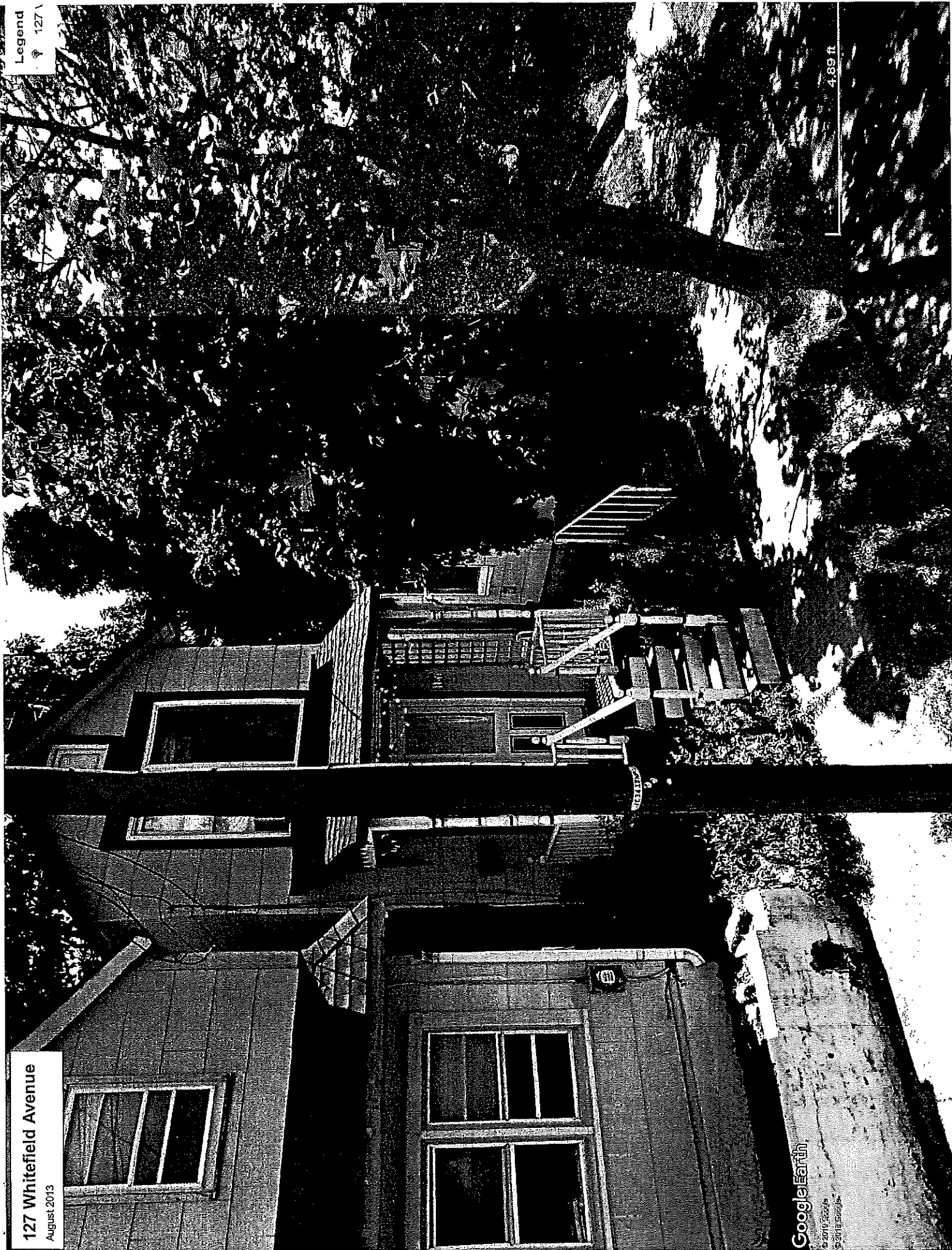
4.89 ft

127 Whitefield Avenue

August 2013

Google Earth

© 2013 Google



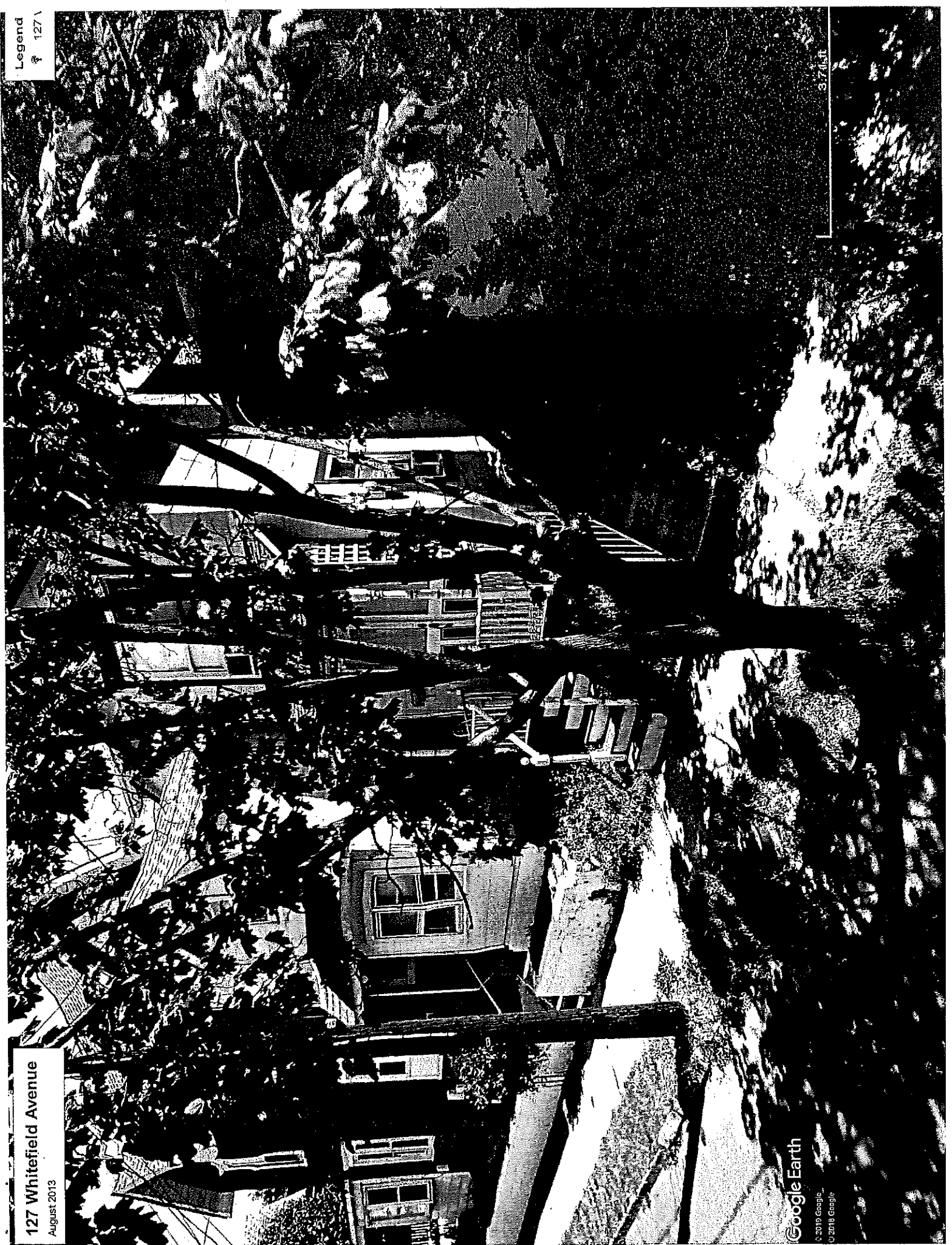
Legend
127 A

127 Whitefield Avenue
August 2013

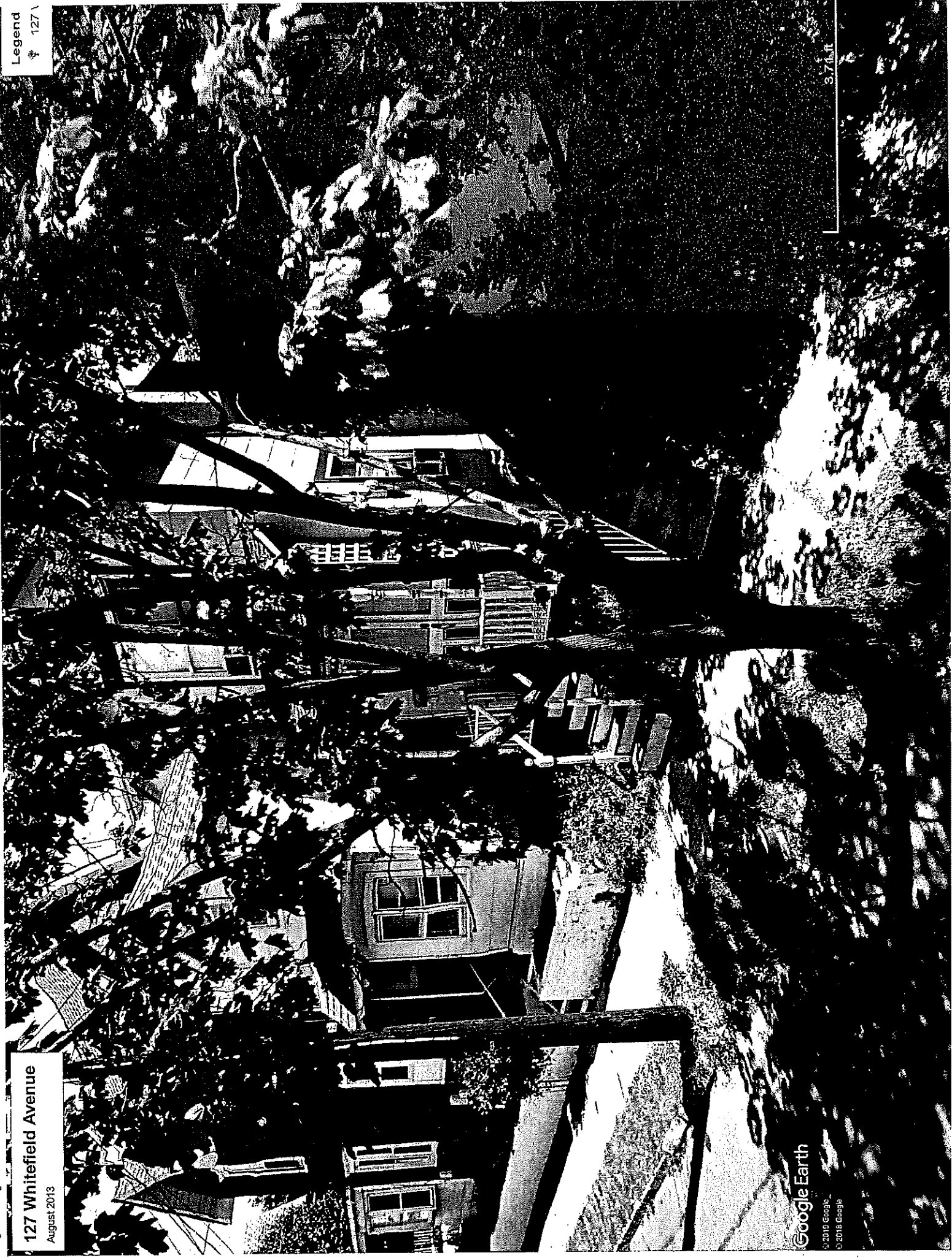
Google Earth

© 2019 Google
© 2018 Google

3.74 ft



Legend
127 A



127 Whitefield Avenue
August 2013

Google Earth
© 2018 Google

3.74 ft

127 Whitefield Avenue

August 2013

Legend

127A

Google Earth

© 2013 Google
© 2013 Earth*

4.89 ft

