

Application for Use and/or Bulk Variances

Type of Variance Requested:

- Bulk Variance [front, side/rear setback, other] Specify Applicant seeking approval for replacement of retaining walls in rear yard that had greatly deteriorated & presented safety issue. New walls extend into Camp Meeting property.
- Bulk Variance [Lot Coverage] _____
- Use Variance [proposal not permitted in zone] _____
- Appeal/Interpretation of Decision _____
- Other, Specify _____

1. Property Address: 92 Lake Avenue
2. Block 101 Lot 2
3. Property is located in HD-R Zoning District according to the Neptune Twp. Land Ordinance.
4. Name of applicant: Stacey Kalins
Mailing address: 92 Lake 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 07756
Phone # 732-774-8262 Fax # 732-774-6989 Cell # _____
E-mail address: Christopher.L.Beekman@gmail.com
7. Interest of applicant, if other than owner: Attorney for Applicant

Detailed Information:

- Existing use of property: Located in Camp Meeting Property
- Proposed use of property: _____
- Special Flood Hazard Area: _____

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]

Prior retaining walls deteriorated to point that property became unstable. Replacement needed to prevent damage to property & lake.

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

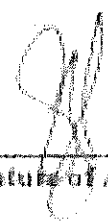
State of New Jersey
County of Monmouth

Stacey Kalins

(Insert Applicant's Name)

being of full age, being duly sworn according to

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



(Original Signature of Applicant to be Notarized)

Stacey Kalins

(Print Name of Applicant)

Sworn and subscribed before me this

3 day of March, 2020



Signature of Notary Public

CHRISTOPHER L. BECKMAN, 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: 3.2.20



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 Fees, 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: Stacey Kalios
(please print)

Property Address: 92 Lake Avenue Block 191 Lot 2

Applicant's Name: Stacey Kalios
[Print Name] [Signature of Applicant]

Owner's Name: Stacey Kalios
[Print Name] [Signature of Owner]

Date: 3/2/20

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:
Check #:
Cash: 0

ZONING PERMIT

ID: 417682504

Date:

Fee: \$ 35.00

PROPOSED WORK

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

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.

1. Location of property for which zoning permit is desired:
Street Address: LAKE AVE-WALKWAY Block: 101 Lot: 2 Zone: HD-R
2. Applicant Name: KALINS, STACEY Phone No. [REDACTED] Fax No.
Applicant's Address: 92 LAKE AVENUE OCEAN GROVE, NJ 07756
Email: [REDACTED]
3. Property Owner Name: OCEAN GROVE CAMP MEETING ASSN Phone No. Fax No.
Property Owner's Address: PO BOX 248 OCEAN GROVE, NJ 07756
Email:
4. Present Approved Zoning Use of the Property: Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district.
5. Proposed Zoning Use of the Property: Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district.
6. 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.

Replace stairs and retaining wall back to where it was (2 levels). Replace pavers on side of house to where they are.

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, 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:

08/20/2018 ZONING VIOLATION REMEDIATION:

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

VIOLATION NOTED:

- Construction of a structural retaining wall and walkways without first acquiring zoning approval.
- Performing construction on the property without first acquiring zoning approval.
- Failure to acquire a Certificate of Appropriateness.

The property is located within the HD-R Zoning District. The present approved zoning use of the property is "Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district."

The applicant describes the proposed work in detail:

"Replace stairs and retaining wall back to where it was (2 levels).

Replace pavers on side of house to where they are."

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

Per Land Development Ordinance section 407.05:

1. Purpose. The HD-R Zone District intends to provide for the active and passive recreational use of land by the general public in the Township's Historic District. All uses, including parking and amenities for the use and comfort of residents and visitors to the District should be consistent with, and representative of, the historic character of the area.
2. Permitted uses.
3. Beach and beach related uses
4. Boardwalk and fishing pier
5. Non-Commercial Recreational facilities
6. Parks
7. Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district
8. Conditional uses.
9. Light food concessions
10. Parking
11. Accessory uses.
12. Drinking fountains and rest rooms

- 13. Pavilion, not fully enclosed, for passive recreation use only
- 14. Benches, street lamps and other street furniture
- 15. Fences for tennis courts, volleyball courts and tot lots to a maximum height of twelve (12) feet shall be permitted as an accessory use in the area zoned HD-R along the entire length of Fletcher Lake from the southerly extension of the easterly boundary of Ocean Avenue to Pennsylvania Avenue and Blocks 78 and 107 on Inskip Avenue.

The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. The applicant has submitted a survey of 92 Lake Avenue, not the property in question. The applicant indicates the replacement of an existing wall in addition to new walls, and stairs.

The applicant indicates the replacement of existing structures on the survey, yet the survey by Gerald L. Bracht, dated 07/29/17 does not display these structures as being existing.

The applicant has started work indicated on the application. The applicant has requested this application be expedited as there is erosion going into the Wesley Lake.

The applicant is constructing structures on the property that are not expressly permitted as they are not accessory to a permitted or conditional use within the zoning district. They are accessory to the Detached Single Family Residence located at 92 Lake Avenue.

Per Land Development Ordinance section 401:

All uses not expressly permitted in this Ordinance are hereby prohibited.

Zoning Board of Adjustment, Engineering and HPC approvals are required.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement