

## ZONING REVIEW

ID: 563979158

Date: 01/03/2024

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 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](http://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:** 1208-1210 05TH AVE **Block:** 420 **Lot:** 18 **Zone:** R-4

2. **Applicant Name:** 1208 5TH AVE, LLC (Mark R. Aikins, Esquire) **Phone No.** (732)280-2606 **Fax No.**

**Applicant's Address:** 1208-1210 05TH AVE NEPTUNE, NJ 07753

**Email:** maikins@aikinslaw.com

3. **Property Owner Name:** 1208 5TH AVE, LLC (Mark R. Aikins, Esquire) **Phone No.** (732)280-2606 **Fax No.**

**Property Owner's Address:** 1208-1210 05TH AVE NEPTUNE, NJ 07753

**Email:** maikins@aikinslaw.com

4. **Present Approved Zoning Use of the Property:** flex space/warehousing and office space

5. **Proposed Zoning Use of the Property:**

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.**

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:**

01/03/2024 The property is located within the R-4 Zoning District.

**The applicant has specified the present zoning use of the property as "Indoor Storage" and the proposed zoning use as "Indoor Storage and Exterior Storage Units." This representation is not accurate. The applicant and property owner confirm that the premises were previously the subject of an application to the Zoning Board of Adjustment. They are aware that the Zoning Board of Adjustment granted a use variance for the property, designating its zoning use as a flex space/warehousing and office space, subject to certain conditions. Please consult the resolution included with the zoning permit application submission for further details.**

### **Zoning Permit;**

Neptune Township Land Development Ordinance section 1102-A states:

- A When required. A zoning permit shall be issued prior to:
  - 1 The commencement or change of use of a property, building or structure;
  - 2 The occupancy of any building or structure;
  - 3 The construction, erection, reconstruction, alteration, conversion, or installation of any building or structure;
  - 4 Issuance of a Certificate of Appropriateness, where applicable.

## **ZONING NOTES:**

**- The applicant has filed a zoning permit application, specifying the planned demolition of an existing structure on the property and the proposed addition of "exterior self-storage/warehouse units." The applicant is seeking deviations from the Zoning Board of Adjustment resolution linked to application number ZB 11/07. Variances from the Zoning Board of Adjustment are necessary for this proposal.**

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**This zoning permit application is denied.**

### **Status**

Approved ☐ Denied ☒

### **Referrals**

Construction ☒ HPC ☐ Engineering ☐ Planning Board ☐ Zoning Board ☒ Mercantile ☒ Code Enforcement ☒