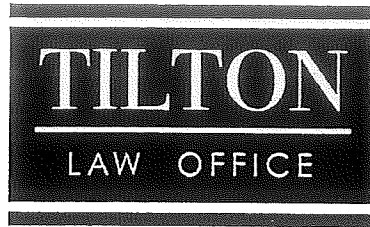


RICHARD E. TILTON
Attorney at Law



301 Main Street
P.O. Box 179
Allenhurst, NJ 07711

Ph. (732) 531-1337
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RTilton@RTiltonLaw.com

July 22, 2025

Hand Delivered

Neptune Township Planning Board
2201 Heck Avenue
Neptune, NJ 07753
Attn: Kristie Dickert

RE: Ernest Smith - Minor Subdivision / Lot Line Adjustment
127 & 129 Pennsylvania Avenue, Ocean Grove

Dear Ms. Dickert:

Please be advised that this office represents the interest of Ernest Smith with regard to the above referenced property. In that regard, enclosed herein please find:

- A. Check Number 5014 in the amount of \$4,500.00 (Escrow Fee);
- B. Check Number 5015 in the amount of \$750.00 (Appl. Fee);
- C. W-9 Form completed by Ernest Smith;
- D. Application for Minor Subdivision (25 copies);
- E. Lakeland Surveying Proposed Minor Subdivision Plan and Survey for Tax Lots 1 & 11, Block 296 dated revised through April 1, 2025 (25 copies + 1);

Very truly yours,

Richard E. Tilton

RICHARD E. TILTON
For the Firm

RET:ft
Enc.

Application # _____ / _____

Date Filed _____ / _____ / _____

Hearing Date _____ / _____ / _____

APPLICATION for SITE PLAN and/or SUBDIVISION

Check all that apply: ☒ Preliminary ☒ Minor Subdivision ☐ Minor Site Plan
☒ Final ☐ Major Subdivision ☐ Major Site Plan

☒ Other - Specify: Lot Line Adjustment

Please check one: ☒ Planning Board ☐ Board of Adjustment

PROPERTY INFORMATION:

1. Property Address: 127 & 129 Pennsylvania Avenue

Block: 296 Lot: 1 & 11 Zone: _____ Acreage: .04 / .05

CONTACT INFORMATION:

2. Name of Applicant: Ernest Smith

Mailing Address: 101 W 85th Street, #6-9, New York, NY 10024

Phone #: _____ Fax #: _____ Cell #: 917-328-2553

E-mail Address: ernie@pennandfletcher.com

3. Name of Owner: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Cell #: _____

E-mail Address: _____

4. Interest of Applicant, if other than Owner: _____

5. Name of Contact Person: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Cell #: _____

E-mail Address: _____

6. Applicant's Attorney: Richard E. Tilton, Esq. Company: Tilton Law Office

Mailing Address: 301 Main Street, Allenhurst, NJ 07711

Phone #: 732-531-1337 Fax #: 732-531-1334 Cell #: _____

E-mail Address: RTilton@RTiltonLaw.com

7. Applicant's Engineer: Lakeland Surveying Company: _____

Mailing Address: 4 W. Main Street, Rockaway, NJ 07866

Phone #: 973-625-5670 Fax #: _____ Cell #: _____

E-mail Address: joe@lakelandsurveying.com

8. Applicant's Architect: _____ Company: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Cell #: _____

E-mail Address: _____

9. Applicant's Surveyor: _____ Company: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Cell #: _____

E-mail Address: _____

10. Applicant's Planner: _____ Company: _____

Mailing Address: _____

Phone #: _____ Fax #: _____ Cell #: _____

E-mail Address: _____

DESCRIPTION OF PROPERTY:

11. Existing use of property: Single Family
12. Proposed use of property: Single Family
13. Special Flood Hazard Area: _____

DETAIL PROPOSED INFORMATION:

14. Proposed number of lots, if applicable: 2 (Existing) / 2 (Proposed)

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK	SEE ATTACHED SCH A		

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

15. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

☐ YES ☒ NO ☐ UNKNOWN

If YES, please give date(s): _____

Result of decision: _____

16. List of variances requested with Section (§) reference; attach additional forms as necessary:

See attached zoning schedule

17. 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 a completed application form, inclusive of any supporting information.
- 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 §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

SCHEDULE A

Neighborhoods: Zone 1A, Zone 1B, Zone 1C, Zone 1D, Zone 1E, Zone 1F, Zone 1G, Zone 1H, Zone 1I, Zone 1J, Zone 1K, Zone 1L, Zone 1M, Zone 1N, Zone 1O, Zone 1P, Zone 1Q, Zone 1R, Zone 1S, Zone 1T, Zone 1U, Zone 1V, Zone 1W, Zone 1X, Zone 1Y, Zone 1Z						
Category	Required	Existing Lot 1 Block 296	Existing Lot 11 Block 296	Proposed Lot 1.01 Block 296	Proposed Lot 11.01 Block 296	
Minimum Lot Area	1,800.0 s.f.	1,699.9 s.f.	2,252.7 s.f.	1,918.0 s.f.	2,034.5 s.f.	
Maximum Density	24.2 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	1.0 DU/Acre	
Maximum Floor Area Ratio	n/a	1.26	0.63	1.12	0.70	
Minimum Lot Width	30.0 ft.	52.5 ft.	72.0 ft.	60.4 ft.	64.1 ft.	
Minimum Lot Frontage	30.0 ft.	31.8 ft. (Inskip Avenue)	31.8 ft. (Fletcher Lake Avenue)	31.8 ft. (Inskip Avenue)	31.8 ft. (Fletcher Lake Avenue)	
Minimum Lot Depth	60.0 ft.	52.5 ft. (Pennsylvania Avenue)	72.0 ft. (Pennsylvania Avenue)	60.4 ft. (Pennsylvania Avenue)	64.1 ft. (Pennsylvania Avenue)	
Minimum Front Yard Setback	10.0 ft. or the average alignment of those front building and front porch lines of existing buildings within 200 feet on each side of the lot and within the same block front and within the same zone district	31.8 ft.	31.8 ft.	31.8 ft. ¹	31.8 ft. ¹	
Minimum Side Yard Setback	2.0 ft.	2.8 ft.	2.8 ft.	2.8 ft.	2.8 ft.	
Minimum Combined Side Yard Setback	4.0 ft.	Required: 2.8 ft.	Required: 2.8 ft.	Required: 2.8 ft.	Required: 2.8 ft.	
Minimum Rear Yard Setback	3.1 ft.	6.6 ft. (northeast)	27.9 ft. (northeast)	6.6 ft. (northeast)	22.0 ft. (northeast)	
Maximum Percent Building Coverage	85.00%	3.8 ft. (southwest)	15.3 ft. (southwest)	11.0 ft. (southwest)	15.3 ft. (southwest)	
Maximum Percent Total Lot Coverage	90.00%	10.4 ft.	43.2 ft.	17.6 ft.	37.3 ft.	
Maximum Number of Stories	2.5 sty.	3.0 ft.	1.8 ft.	3.0 ft. ¹	1.8 ft. ¹	
Maximum Building Height, feet	35.0 ft.	63.89%	31.74%	56.62%	35.15%	
Minimum Improvable Area, s.f.	1,000.0 s.f.	83.83%	56.43%	74.31%	62.46%	
Minimum Improvable Area, diameter of circle	21.0 ft.	2.0 sty.	2.0 sty.	2.0 sty.	2.0 sty.	
Minimum Off-Street Parking Spaces	No off-street parking permitted or required for residential historic districts.	22 ft. +/-	22 ft. +/-	22 ft. +/-	22 ft. +/-	
Minimum Loading Spaces	n/a	1,280.2 s.f.	1,730.8 s.f.	1,458.2 s.f.	1,553.1 s.f.	
Signs	n/a	25.9 ft.	25.9 ft.	25.9 ft.	25.9 ft.	
Use	Permitted uses: Community center, community shelter, detached single-family residence, park, place of worship, Ocean Grove Camp Meeting Association (OGCMA) facilities in accordance with permitted, conditional and accessory uses in the district.	0 Total Parking Spaces	2 Total Parking Spaces (two-car attached garage) ²	0 Total Parking Spaces	2 Total Parking Spaces (two-car attached garage) ²	
Floor Area	n/a	n/a	n/a	n/a	n/a	
non-conforming, pre-existing		2,141.6 s.f.	1,427.2 s.f.	2,141.6 s.f.	1,427.2 s.f.	
non-conforming, requires variance						

¹ non-conforming, pre-existing
² non-conforming, requires variance

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Ernest Smith, being of full age, being duly sworn according to Law, on oath
(INSERT APPLICANT'S NAME)

deposes and says that all the above statements are true.


(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Ernest Smith
(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

30th day of MAY, 2025

[NOTARY SEAL]



(SIGNATURE OF NOTARY PUBLIC)

RICHARD E. TILTON
ATTORNEY AT LAW OF NEW JERSEY

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER

WHERE APPLICANT IS NOT LANDOWNER

(Original signatures only – copies will not be accepted)

In the matter before the Planning Board in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)
State of New Jersey, County of Monmouth, I/We, Ernest Smith ,
(INSERT PROPERTY OWNER'S NAME[S])
with mailing address of 101 W 85th Street, #6-9, New York, NY 10024 ,
(INSERT PROPERTY OWNER'S MAILING ADDRESS)
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application

designated as Block(s) 296 Lot(s) 1 & 11 ,

also known as 127 & 129 Pennsylvania Avenue .
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize Richard E. Tilton, Esq.
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)


to appeal to the Planning Board/Board of Adjustment of the Township of Neptune for such
relief as may be required relating to the property listed above, consent to such appeal and
application, and agree that the decision of the Planning Board/Board of Adjustment on such
appeal shall be binding upon me/us as if said appeal has been brought and prosecuted directly
by me/us as the Owner(s).


(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

Type text here day of MAY 30 , 2025



(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]


RICHARD E. TILTON
ATTORNEY AT LAW OF NEW JERSEY

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

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

Date: 5/30/25


(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)

OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER

WHERE APPLICANT IS NOT LANDOWNER

(Original signatures only – copies will not be accepted)

In the matter before the Planning Board in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)
State of New Jersey, County of Monmouth, I/We, Loren Hart,
(INSERT PROPERTY OWNER'S NAME(S))
with mailing address of 10 Lyon Court, Jersey Ct, NJ 07305,
(INSERT PROPERTY OWNER'S MAILING ADDRESS)
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application

designated as Block(s) 296 Lot(s) 1,

also known as 127 Pennsylvania Avenue, Ocean Grove, NJ 07756
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize Richard Tilton, Esq.
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)


to appeal to the Planning Board/Board of Adjustment of the Township of Neptune for such
relief as may be required relating to the property listed above, consent to such appeal and
application, and agree that the decision of the Planning Board/Board of Adjustment on such
appeal shall be binding upon me/us as if said appeal has been brought and prosecuted directly
by me/us as the Owner(s).


(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

5 day of June, 2025


(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 or Board of Adjustment, any of said Board's professionals or any reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for the limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 6/5/25


(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 may include engineering, planning, architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §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; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional 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, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

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 \$1000 - Application and Escrow Fees, and agree to all conditions listed.

Name of Applicant: Ernest Smith
(PLEASE PRINT)

Property Address: 127 & 129 Pennsylvania Avenue

Block: 296 Lot: 1 & 11

Applicant: ERNEST SMITH
(PRINT NAME)

 Date: 5/30/25
(SIGNATURE OF APPLICANT)
OWNER

Owner: Ernest Smith
(PRINT NAME)

(SIGNATURE OF OWNER) Date: _____