



Fee Date: 12/12/2019

Check #: 2640

Cash: 0

ZONING PERMIT

ID: 551944379

Date: 12/17/2019

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 checked="" 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 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.

1. Location of property for which zoning permit is desired:

Street Address: 9 BROADWAY Block: 247 Lot: 13 Zone: HD-O

2. Applicant Name: JAMES T. HUNDLEY, ESQ. Phone No. (732)775-3100 Fax No.

Applicant's Address: 35 PILGRIM PATHWAY OCEAN GROVE, NJ 07756

Email: jth@hundleybradleylaw.com

3. Property Owner Name: TAYLOR, WILLIAM E IV & RACHEL Phone No. (201)923-8972 Fax No.

Property Owner's Address: 40 WAYNE AVENUE NORTH HALEDON, NJ 07508

Email: wet4th@gmail.com

4. Present Approved Zoning Use of the Property: Detached Single Family Residence

5. Proposed Zoning Use of the Property: Detached Single Family Residence

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 existing 6'0" wide concrete walsways in front yard of residence with 6'0" wide concrete block paver walkways."

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:

12/17/2019 ZONING VIOLATION REMEDIATION:

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

VIOLATION NOTED:

- Construction of walkways on the property without first acquiring zoning approval.
- Construction of structures in the Flared Avenue Open Space Area without first acquiring zoning approval.
- Failure to acquire a Certificate of Appropriateness from the Historic Preservation Commission.

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

LOT COVERAGE:

- The applicant indicates the impervious coverage to be "N/A". With this zoning permit application the applicant submitted one (1) zoning permit application and one (1) letter from letter of correspondence from James T Hundley. The applicant did not submit the required three (3) copies of the property survey/site plan, drawn to scale, displaying the existing conditions of the property, identifying the walkways constructed. The applicant did not submit a copy of their lot coverage calculations displaying compliance with the lot coverage requirement. The applicant does not display compliance with the Land Development Ordinance. Denied zoning

FLARED AVENUE OPEN SPACE AREA:

Per Land Development Ordinance section 413.12-B:

1. Ornamentation. Aside from an access walkway and sidewalk no greater than six feet (6') in width, shrubbery, flowers and other similar ornamentation installed and maintained at a height of less than thirty (30) inches, no structures may be placed within, or may project into, the area defined as the Historic Flared Avenue Open Space area. The area between the curb and the sidewalk shall be maintained as a planted grass strip.

ZONING NOTES:

- The applicant did not submit the required three (3) copies of the property survey/site plan, drawn to scale identifying the walkways constructed in the Flared Avenue Open Space Area. The applicant does not display compliance with the Land Development Ordinance. Denied zoning

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

The applicant has not remediated the zoning violations noted, resulting in the continued enforcement of Land Development Ordinance section 1105.

Denied zoning

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement