

Zoning Permit



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input checked="" type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input type="checkbox"/> RETAINING WALL (\$35)
<input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	<input type="checkbox"/> SIGN (\$35)
<input type="checkbox"/> DRIVEWAY (\$35)	<input type="checkbox"/> SOLAR PANEL (\$35)
<input type="checkbox"/> FENCE (\$35)	<input type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35)
<input type="checkbox"/> HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)	<input type="checkbox"/> STORAGE SHED (\$35)
<input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)	<input type="checkbox"/> SUBDIVISION (\$35)
<input type="checkbox"/> INTERIOR REMODELING (\$35)	<input type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
<input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)
<input type="checkbox"/> OTHER: _____ (\$35)	

*Indicate location, height, and type of fence or wall on survey / plot plan.

PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION

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

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.

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

PLEASE PRINT CLEARLY:

1. Block: 5002	Lot: 8	Zoning District: R-3
2. Property Address: 402 MORRISEY RD		
3. Current Property Owner Information:		
(AS IDENTIFIED ON THE TAX ASSESSORS RECORD) Applicant Information:		
Name: PEEPLES, ELLEN	Name: PEEPLES, ELLEN	
Address: 402 MORRISEY RD	Address: 402 MORRISEY RD	
NEPTUNE, NJ 07753	NEPTUNE, NJ 07753	
Phone: (732)567-1509	Phone: (732)567-1509	
Email Address: ellenmpeeples@gmail.com	Email Address: ellenmpeeples@gmail.com	
4. Present zoning use of the property: _____		
5. Proposed zoning use of the property: _____ <input type="checkbox"/> Unchanged		

Zoning Permit

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

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 #: _____

(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

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

Building Coverage: 0 _____ % Lot Coverage: 0 _____ %

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

Zoning Review Notes:

11/14/2024 The present approved zoning use of the property is a Detached Single Family Residence in the R-3 Zone.

The applicant is proposing to construct a new partial second story addition and new covered front porch as well as a minor change in the front walkway.

The Applicant is proposing interior remodeling to the existing first floor. The proposed complies with the Land Development Ordinance.

The Applicant is proposing a 660 s.f. second story addition over the existing first floor which will create a full second story. The proposed addition will hold the existing setbacks as follows: 14.49' from the front yard lot line and 11.71 from the western side yard lot line. The proposed addition will remain in the same footprint as the existing and therefore conforms to the Land Development Ordinance.

Including the proposed second story residential addition, the proposed mean building height shall be 19.7'. The proposed complies with the Land Development Ordinance.

The Applicant is also proposing a new covered front porch leaving a 12.11' setback which does not comply with the Land Development Ordinance as the principal structure does not meet the required 20-foot setback. **A variance is required from the Zoning Board of Adjustment.**

It is this reviewer's understanding that the Applicant wishes to keep the existing private garage (without driveway) and noncompliant shed structure in the rear yard area.

The maximum permitted building cover is 30%, with the above-mentioned construction proposed on the property the proposed building coverage is 20.9%. The proposed conforms to the Land Use Ordinance.

The maximum permitted lot cover is 45%, with the above-mentioned structures, walkways, and patios on the property the proposed lot coverage is 34.4%. The proposed conforms to the Land Use Ordinance.

Zoning Board of Adjustment and Construction Department approvals are required.

Status

Approved ☐ Denied ☒

Referrals

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