

NOTICE OF APPLICATION TO THE
TOWNSHIP OF NEPTUNE
PLANNING BOARD

NOTICE is hereby given that the undersigned have applied to the Neptune Township Planning Board for Minor Subdivision and Bulk Variance Approval for property located at 511 Helen Terrace and Moore Road, Neptune, New Jersey 07753, which is also designated as Block 5006, Lot 11 on the Neptune Township Tax Map. The property is located in the R-3 Residential Zone. Applicants make this application pursuant to N.J.S.A 40:55D-70(c) *et seq.*, the New Jersey Municipal Land Use Law, and the Neptune Zoning Ordinance for Bulk variance approval as may be required. In addition to the Applicants' request for Minor Subdivision Approval to create two (2) new, conforming lots (3 lots in total), Applicants also request Bulk Variances for existing conditions proposed to remain:

- A. Front Yard Setback to existing single-family, 2-story dwelling to remain located at 511 Helen Terrace – 17.3' existing and to remain to enclosed porch where 20' required; and 11.5' to existing concrete porch to remain where front yard setback may also require a 20' setback so that variance relief is requested to the extent it is necessary. No changes to existing conditions are proposed.
- B. Side Yard Setback to detached accessory Garage – 3.0' existing and to remain where 5' is required.
- C. Rear Yard Setback to detached accessory Garage – 3.1' existing and to remain where 5' is required.
- D. Rear Yard Setback to accessory Shed – 1.7' existing and to remain where 5' is required.

The setback variances proposed are to the lot that will maintain the existing dwelling and improvements, and the setbacks are not affected by the proposed Minor Subdivision to create 2 new, conforming lots in the R-3 Zone for future development. No variances are proposed for the newly created and conforming lots with this Application.

The Applicants also seek any other variances and/or waivers in connection with the Application, including but not limited to variances for lot dimensions or size, distance between principal structures and accessory structures; or other variances that may be interpreted under the Township Zoning Ordinance, and/or as may be required or identified in connection with the Application.

An in-person public hearing will be held on this Application by the Neptune Township Planning Board at the **Neptune Township Municipal Building, 25 Neptune Blvd, Neptune, New Jersey in the 2nd floor Committee Meeting Room, on Wednesday, March 25, 2026 at 7:00 P.M.**

Documents and plans filed by the Applicant are available for inspection during regular business hours at the aforesaid Municipal Complex, and you may contact the Planning Board Secretary at 732-988-8000 x270, or you may wish to check the Neptune Township website at www.neptunetownship.org to see if there are any changes to the time or date of the hearing. If the application is adjourned or carried, the Planning Board may do so without further notice or publication after announcement for the new date, time, and location for the next date for this hearing.

Dated: March 9, 2026

Applicant/Owner: Robert A. Myers and Judith L. Myers, beneficiaries of the Estate of Ira O. Myers
P/Q: 511 Helen Terrace, Neptune, New Jersey 07753



BY: JEFFREY P. BEEKMAN, ESQ., THE BEEKMAN LAW FIRM, LLC
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