

Dawn Crozier

From: Dawn Crozier
Sent: Tuesday, May 19, 2020 10:53 AM
To: Jim sweeney
Cc: Kristie Dickert
Subject: RE: 112 Embury Ave Shed

Hello Mr. Sweeny,

Thank you for the email and additional information. However, in order for the Committee to consider the photographs submitted you will need to submit the address for each photograph. Please submit this information by Thursday, May 28, 2020. We ask for the addresses so that we can review each of the file to make sure each shed was approved by the HPC. Also please remind me, what material will be used to construct the proposed shed?

Please note that the HPC cannot administratively approve your application, you will need to attend the HPC virtual hearing on June 09, 2020 at 7:00 pm. I will make you are the first application to be heard. I highly suggest that you call in using one of the number below or using the "Find your local number" link. Here is the ZOOM meeting information.

Topic: Historic Preservation Commission Regular Meeting
Time: Jun 9, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83976444365?pwd=TW5WSHFScmNlZmdlZmp0REt0eUJyZz09>

Meeting ID: 839 7644 4365
Password: 951530
One tap mobile
+16465588656,,83976444365#,,1#,951530# US (New York)
+13126266799,,83976444365#,,1#,951530# US (Chicago)

Dial by your location
+1 646 558 8656 US (New York)
+1 312 626 6799 US (Chicago)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 839 7644 4365
Password: 951530
Find your local number: <https://us02web.zoom.us/j/kcBDckNzjf>

Meanwhile, I will have the Application Review Team review the information submitted. If the Application Review Team has any additional comments or request, Kristie will email them to you.

A. Dawn Crozier, CTA

Deputy Assessor
HPC Administrative Officer
Township of Neptune
25 Neptune Blvd

Neptune, NJ 07753
dcrozier@neptunetownship.org
www.neptunetownship.org
(732) 988-5200, ext. 247

From: Jim sweeney [REDACTED]
Sent: Monday, May 18, 2020 9:16 PM
To: Dawn Crozier <dcrozier@neptunetownship.org>
Subject: 112 Embury Ave Shed

Dawn,

As you know during the zoom meeting on May 12th I had technical difficulties. From what I gathered from the board the main concern is that my shed is visible from the street. I would like to explain in this email my plans since Deborah requested I email a picture of the shed I'm installing. Also she said that someone will be calling me tomorrow at another meeting and I would be able to explain for that group what I plan on doing.

I tried to explain that evening that when we were purchasing this home in Dec. 2019, my wife and I were concerned about closet and storage space since we have very little in this house. However we drove around the neighborhood and noticed how many homes did in fact have storage sheds. We thought that was the answer since we really wanted to move to Ocean Grove. I am presently paying for an offsite storage unit until we could have our shed installed. Below I have attached pictures of 8 of the 14 within a 4 block radius of my house. As you can see these sheds are very visible from the street. I am more than willing to make my shed look like any one of these. As is, mine will look similar to them anyway.

Now in regard to the location of the shed on my property, as you can see on my survey that was submitted I have a back porch and a basement entrance (Bilco door). From the Bilco door to my rear property line is approximately 6.5 feet. Allowing 3 feet clearance to bring appliances etc into the basement (as is typical) that only leaves 3.5 feet clearance for a shed in that part of my property. Add in the swing of the door of the shed and there is no room for a shed of any size. The only place that a shed will fit is the location that I submitted on the survey to zoning.

I hope the Historical Committee can see the logic in this location and allow me to install my shed, similar to many others we see in the neighborhood. It will allow us to have a place for our bikes, gardening tools beach chairs etc. and not have to pay for offsite storage (on top of the municipal taxes).

We love the town, we love the people, any help in this matter will be greatly appreciated.

I will send the 8 sheds of my neighbors on the next email and send a third email with the picture of the shed I'd like to install so there is no confusion.

Sincerely,
Jim and Erin Sweeney

Deborah Osephuk, Chair
Lucinda Heinlein, 1st Vice Chair
Leonard J. Steen, 2nd Vice Chair
Steven R. Tombalakian, Esq., HPC Attorney
Ronald D. Cucchiaro, Esq., HPC Attorney
Dawn Crozier, Administrative Officer
Kristie Dickert, Secretary



Douglas MacMorris, Member
Jeffery Rudell, Member
Jenny Shaffer, Member
Joseph Wierzbinsky, Member
Douglas McKeon, Alternate No. 1
Linda Henderson, Alternate No. 2

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 x. 204 Fax (732) 988-4259
kdickert@neptunetownship.org

April 29, 2020

James Sweeney
112 Embury Avenue
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-055
BLOCK 223 LOT 2 ALSO KNOWN AS 112 EMBURY AVENUE**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, May 12, 2020 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting May 12, 2020
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVZLZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One tap mobile

+16465588656,,91806310940#,,1#,572949# US (New York)

+13017158592,,91806310940#,,1#,572949# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 918 0631 0940

Password: 572949

Find your local number: <https://us02web.zoom.us/j/kd2kpsNMcd>

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

Proposing to install a pre-fab Home Depot storage shed. This shed will be 8 ft. x 8 ft. and measures 7 ft. high. The shed is a wood-sided shed with asphalt shingled roof. The shed comes painted in a "Dover Gray" on the siding and charcoal roof. We can paint the shed to match the color of the house which we were told was an approved color (Stonington Gray HC-170).

Classification

According to the Assessor's records, the subject structure was constructed in 1889. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a Key Structure by date. Key structures include those dwellings originally constructed between the 1880s and 1910 and consist primarily of Eastlake, Gothic Revival, Italianate, Stick Style, Queen Anne, and Early Summer Cottage Vernacular styles. **Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

Compliant Items

At the time of review the Application Review Team could not determine if any of the work demonstrates compliance with the current Design Guidelines.

Compliance Issues

Pre-Fab Storage Shed. Please review the following sections of the current Ocean Grove Historic Architectural Design Guidelines for Residential Structures:

1. **Section I, Subsection D #7.e. page 6 "New Construction:** The HPC will also consider the mass, proportions, architectural style, rhythms, and relationship to the size and scale of the proposed building and/or the structure's surroundings.";
2. **Section IV, Subsection T page 34:** Auxiliary structures include but are not limited to the following:
 1. Hot Tubs
 2. Swimming Pools
 3. Statuary
 4. Permanently Installed Barbeque Grills
 5. Koi Ponds and other water features

Any construction features such as sun decks, swimming pools, and hot tubs are not in keeping with the designs of the Victorian Era or other historic styles of architecture within the Ocean Grove Historic District. Therefore, such features will be viewed contrary to the "Spirit" of the architectural setting. **Introduction of any such feature must fully demonstrate that such a feature would be designed so as not to be visible to public view or adjacent to a public right of way.**

Additional Request/Comments

1. No additional information was requested by the Application Review Team.
2. Please note that no additional evidence or exhibits will be accepted during the virtual meeting.

If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 278 or via email kdickert@neptunetownship.org.

Cordially,



Dawn Crozier
HPC Administratively Officer

Application #: **HPC** 2020-055

Application Date: _____



Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|--|
| <input type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER <u>STORAGE SHED - TV</u> | | |

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.

Incomplete applications will not be accepted.

REQUIRED INFORMATION: *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

PROPERTY IDENTIFICATION

ADDRESS: 112 EMBURY AVE
 BLOCK: 223 LOT: 2 QUALIFIER: HDR1

OWNER INFORMATION

NAME(S): JAMES J SWEENEY
 ADDRESS: 112 EMBURY AVE
 PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): JAMES J SWEENEY COMPANY: _____
 ADDRESS: _____
 PHONE: _____ EMAIL: _____

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1800's ARCHITECTURAL STYLE: Colonial

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☒ YES ☐ NO ☐ N/A

ZONING PERMIT ID# (from Zoning Permit): 552121033 DATE APPROVED: 2-10-2020

Please Note: If zoning approval is required for the work described on your application, your application will remain incomplete until zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

We recently purchased and moved into 112 Embury Ave and realized we were short on storage space. We would like to install a pre-fab Home Depot storage shed. This shed will be 8 feet x 8 feet and measures 7 feet high. The shed is a wood sided shed with asphalt shingle roof. The shed comes painted in a Dover Gray on the siding and charcoal roof. We can paint the shed to match the color of our house. (which we were told was an approved color)

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

James J Sweeney

OWNER NAME – Please PRINT

James J Sweeney

OWNER SIGNATURE

2-26-2020

DATE

APPLICANT NAME – Please PRINT

APPLICANT SIGNATURE

DATE

SR-600 SHED UP TO 12' WIDE x UP TO 24' LONG SUNDANCE SERIES

REFER TO THE TRUSS DESIGN FOR
LUMBER SIZE, PLATE SIZE, AND
TRUSS SPACING



1 BUILDING SECTION

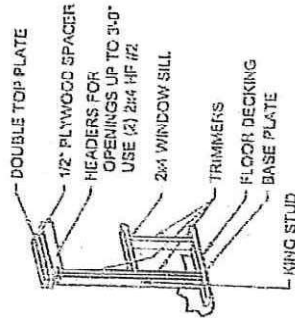
- NOTES:
1. BUILDING CODE: 2016 CBC AND 2016 IRC
 2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 110C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
 3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2016 CBC AND 2016 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

EARTH ANCHORS FOR THIS BUILDING ARE OPTIONAL IF REQUIRED BY YOUR LOCAL MUNICIPALITY. ANCHORS ARE AVAILABLE AT TUFF SHED. SEE SALESPERSON FOR PRICING.

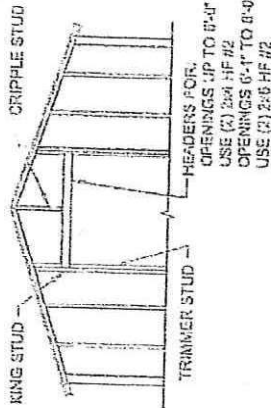
RAILINGS:
ROOF:
ATTACH 7/16" OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 8" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/4" SMARTSIDE TO WALL FRAMING WITH:
8d NAILS @ 8" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

HEADER:
ATTACH HEADER TO STUD WITH:
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 18" STAGGERED FACE NAIL



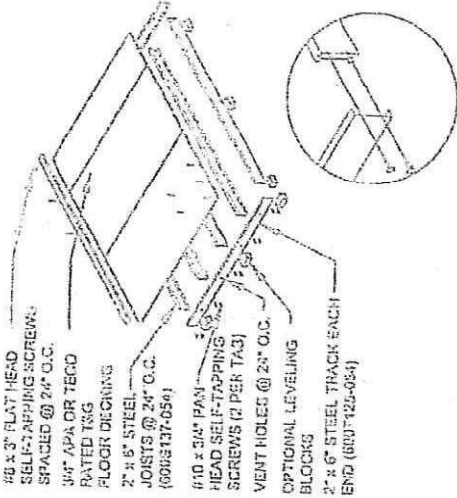
FOR WINDOW OPENINGS UP TO 3'-0" ON SUNDANCE SERIES SIDE WALLS



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS



- 1 STEEL SHED FOUNDATION
2" x 6" x 16 GAUGE STEEL TRACKS C140 ZINC COATED
2" x 6" x 16 GAUGE STEEL JOISTS C140 ZINC COATED @ 24" O.C.
(SUPPLIER, ALUMINUM STUD JOIST: 6005137-054 / TRACK: 6007123-054) (CC ER-0413)
2. 3/4" APA OR TECO VENTED TONGUE AND GROOVE FLOOR DECKING. 2" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING 48 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH 1/8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING.
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", 6" x 8" x 16", 8" x 8" x 16", 10" x 8" x 16", 12" x 8" x 16", 14" x 8" x 16", 16" x 8" x 16", 18" x 8" x 16", 20" x 8" x 16", 22" x 8" x 16", 24" x 8" x 16", 26" x 8" x 16", 28" x 8" x 16", 30" x 8" x 16", 32" x 8" x 16", 34" x 8" x 16", 36" x 8" x 16", 38" x 8" x 16", 40" x 8" x 16", 42" x 8" x 16", 44" x 8" x 16", 46" x 8" x 16", 48" x 8" x 16", 50" x 8" x 16", 52" x 8" x 16", 54" x 8" x 16", 56" x 8" x 16", 58" x 8" x 16", 60" x 8" x 16", 62" x 8" x 16", 64" x 8" x 16", 66" x 8" x 16", 68" x 8" x 16", 70" x 8" x 16", 72" x 8" x 16", 74" x 8" x 16", 76" x 8" x 16", 78" x 8" x 16", 80" x 8" x 16", 82" x 8" x 16", 84" x 8" x 16", 86" x 8" x 16", 88" x 8" x 16", 90" x 8" x 16", 92" x 8" x 16", 94" x 8" x 16", 96" x 8" x 16", 98" x 8" x 16", 100" x 8" x 16", 102" x 8" x 16", 104" x 8" x 16", 106" x 8" x 16", 108" x 8" x 16", 110" x 8" x 16", 112" x 8" x 16", 114" x 8" x 16", 116" x 8" x 16", 118" x 8" x 16", 120" x 8" x 16", 122" x 8" x 16", 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x 16, 1456" x 8" x 16, 1458" x 8" x



Fee Date: 02/06/2020
Check #: 3946
Cash: 0

ZONING PERMIT

ID: 552121033

Date: 02/10/2020

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 checked="" 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 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: 112 EMBURY AVE Block: 223 Lot: 2 Zone: HDR1

2. Applicant Name: JAMES J SWEENEY Phone No. [REDACTED] Fax No.

Applicant's Address: 112 EMBURY AVENUE OCEAN GROVE NJ 07756

Email: [REDACTED]

3. Property Owner Name: JAMES & ERIC SWEENEY Phone No. [REDACTED] Fax No.

Property Owner's Address: 112 EMBURY AVENUE OCEAN GROVE NJ 07756

Email: [REDACTED]

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.

"I plan to construct a 8' x 8' storage shed, 7 feet in height. This will be located 2 feet from the east side and 3.1 feet north of the rear property line. Lot area 31.5' x 64' = 2016 sq ft Building Coverage - house 575 sq ft porch 84 sq ft proposed shed 64 sq ft Total 723. sq ft"

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: 35.80 %

Lot Coverage: 35.80 % (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:

02/10/2020 The property is located within the HD-R-1 Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"I plan to construct a 8' x 8' storage shed, 7 feet in height. This will be located 2 feet from the east side and 3.1 feet north of the rear property line.

Lot area 31.5' x 64' = 2016 sq ft

Building Coverage -

house 575 sq ft

porch 84 sq ft

proposed shed 64 sq ft

Total 723. sq ft"

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

STORAGE SHED:

Per Land Development Ordinance section 411.11:

Private residential storage sheds shall comply with the following regulations:

A Size. No shed* shall exceed 175 square feet in floor area.

ZONING NOTES:

- The applicant is proposing to construct a 64 square foot storage shed on the property.

B Height. No shed shall exceed fifteen (15) feet in height.

ZONING NOTES:

- The applicant indicates the proposed storage shed height to be 7'.

C Location. No shed shall be located in a front yard.

ZONING NOTES:

- The applicant indicates the proposed storage shed to be located within the rear yard area.

D Setback. Sheds may be placed no closer than five (5) feet from a side or rear property line, except in historic zone districts. Sheds in historic zone districts must conform to principal building setback requirements.

ZONING NOTES:

- The property is located within the Historic Zone District. The applicant indicates the proposed storage shed to be located 3.1' from the rear yard lot line and 2' from the proximal side yard lot line.

E Quantity. No more than one (1) tool shed per lot shall be permitted, except that on lots 12,500 square feet or larger two (2) tool sheds may be permitted.

ZONING NOTES:

- The applicant is proposing one storage shed on the property.

BUILDING AND LOT COVERAGE:

- The applicant indicates the proposed building and lot coverage to be 35.80%. This is inaccurate.
- The proposed building coverage is 39.08%.
- The proposed lot coverage is 45.16%.

The applicant is approved zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

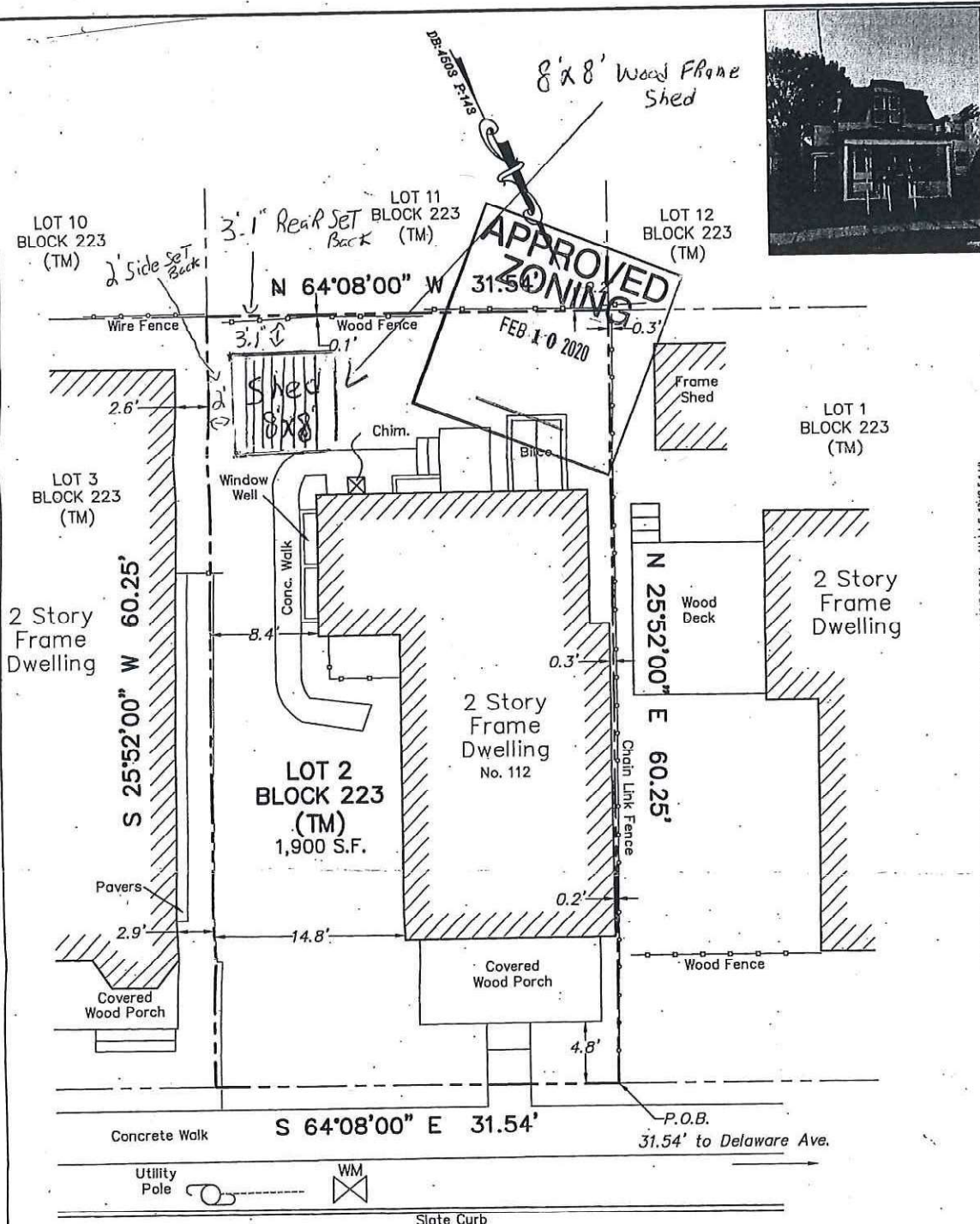
HPC and Department of Engineering approvals are required.

Status

Approved ☒ Denied ☐

Referrals

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



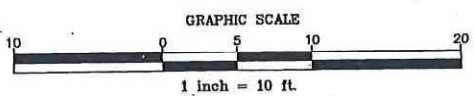
EMBURY AVENUE

60' ROW

This survey certified to:
 James Sweeney And Erin Sweeney, Husband And Wife
 Kearny Bank, its successors and/or assigns,
 as their interests may appear
 Attorney Title Services, LLC
 Chicago Title Insurance Company
 Gary S. Goodman, Esq.

This survey references:
 Deed Book 4503 Page 143
 Deed Book 5660 Page 412

Notes:
 Field Survey Performed on 10/26/19
 Subject to an accurate title search
 Subject to documents of record



I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27-9.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

Lakeland Surveying

117 Hibernia Avenue | Rockaway | NJ
 Ph: (973) 625-5670 | Fx: (973) 625-4121
 www.LakelandSurveying.com
 Certificate of Authorization #246A26090000

PROJECT NUMBER 193150	
REFERENCE NUMBER ATS-3420-19	
SCALE 1"=10'	DATE 10/28/19
FIELD: WCB	DWN BY: JWS
CHECKED: MJC	

SURVEY OF PROPERTY
 Tax Lot 2 - Block 223
 112 Embury Avenue, Township of Neptune
 Monmouth County, New Jersey

MARC J. CIFONE, Professional Land Surveyor N.J. Lic. No 24GS04132900
 JEFFREY D. MALES, Professional Land Surveyor N.J. Lic. No 24GS03008700

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c.14 (c.6A:33.3) and N.J.A.C. 17:27-9.1(d).



Tax Board ▶

Mod IV

New Search		Assessment Postcard		Property Card											
Block:	223	Prop Loc:	112 EMBURY AVE	Owner:	CRAVEN,JOHN P	Square Ft:	911								
Lot:	2	District:	1335 NEPTUNE TOWNSHIP	Street:	28 HILLCREST ROAD	Year Built:	1889								
Qual:		Class:	2	City State:	WARREN, NJ 07059	Style:	8								
								Additional Information							
Prior Block:	99	Acct Num:	00015046	Addl Lots:		EPL Code:	0 0 0								
Prior Lot:	911	Mtg Acct:		Land Desc:	31X60	Statute:									
Prior Qual:		Bank Code:	0	Bldg Desc:	1.5SF	Initial:	000000 Further: 000000								
Updated:	02/11/20	Tax Codes:	F02	Class4Cd:	0	Desc:									
Zone:	HDR1	Map Page:		Acreage:	0	Taxes:	9095.10 / 9018.28								
								Sale Information							
Sale Date:	10/10/97	Book:	5660 Page: 412	Price:	1 NU#: 10										
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee								
														TAX-LIST-HISTORY	
Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property	Class									
2020	CRAVEN,JOHN P	349000	0	483600	2										
	28 HILLCREST ROAD	134600													
	WARREN, NJ 07059	483600													
2019	CRAVEN,JOHN P	324000	0	426800	2										
	28 HILLCREST ROAD	102800													
	WARREN, NJ 07059	426800													
2018	CRAVEN,JOHN P	324000	0	426000	2										
	28 HILLCREST ROAD	102000													
	WARREN, NJ 07059	426000													
2017	CRAVEN,JOHN P	274100	0	368600	2										
	28 HILLCREST ROAD	94500													
	WARREN, NJ 07059	368600													

Terms of Use

Rel 2019-2 (12172019)

Dawn Crozier

From: Jim sweeney [REDACTED]
Sent: Monday, May 18, 2020 9:16 PM
To: Dawn Crozier
Subject: 112 Embury Ave Shed

Dawn,

As you know during the zoom meeting on May 12th I had technical difficulties. From what I gathered from the board the main concern is that my shed is visible from the street. I would like to explain in this email my plans since Deborah requested I email a picture of the shed I'm installing. Also she said that someone will be calling me tomorrow at another meeting and I would be able to explain for that group what I plan on doing.

I tried to explain that evening that when we were purchasing this home in Dec. 2019, my wife and I were concerned about closet and storage space since we have very little in this house. However we drove around the neighborhood and noticed how many homes did in fact have storage sheds. We thought that was the answer since we really wanted to move to Ocean Grove. I am presently paying for an offsite storage unit until we could have our shed installed. Below I have attached pictures of 8 of the 14 within a 4 block radius of my house. As you can see these sheds are very visible from the street. I am more than willing to make my shed look like any one of these. As is, mine will look similar to them anyway.

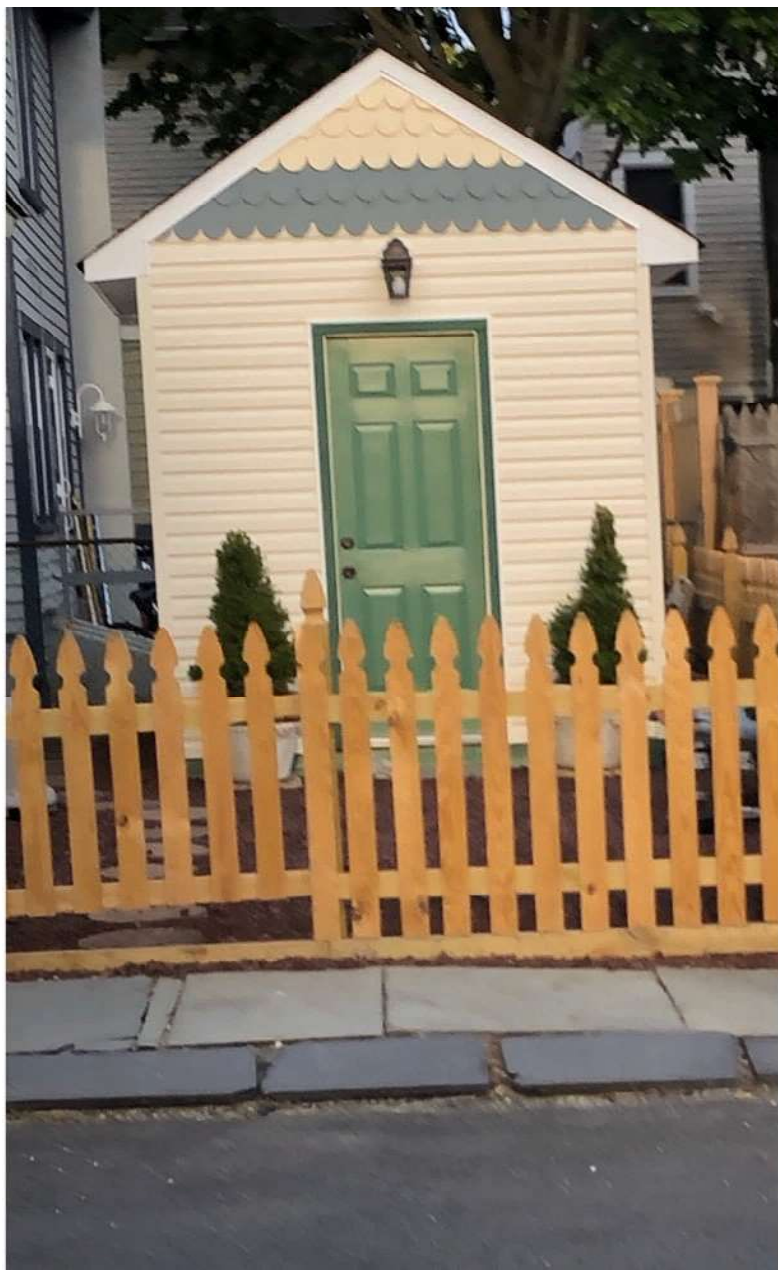
Now in regard to the location of the shed on my property, as you can see on my survey that was submitted I have a back porch and a basement entrance (Bilco door). From the Bilco door to my rear property line is approximately 6.5 feet. Allowing 3 feet clearance to bring appliances etc into the basement (as is typical) that only leaves 3.5 feet clearance for a shed in that part of my property. Add in the swing of the door of the shed and there is no room for a shed of any size. The only place that a shed will fit is the location that I submitted on the survey to zoning.

I hope the Historical Committee can see the logic in this location and allow me to install my shed, similar to many others we see in the neighborhood. It will allow us to have a place for our bikes, gardening tools beach chairs etc. and not have to pay for offsite storage (on top of the municipal taxes).

We love the town, we love the people, any help in this matter will be greatly appreciated.

I will send the 8 sheds of my neighbors on the next email and send a third email with the picture of the shed I'd like to install so there is no confusion.

Sincerely,
Jim and Erin Sweeney









PROPOSED SHED



Dawn Crozier

From: Jim sweeney [REDACTED]
Sent: Wednesday, May 27, 2020 7:36 PM
To: Dawn Crozier
Subject: Fwd: Sheds
Attachments: IMG_8415.JPG; IMG_8416.JPG; IMG_8417.JPG; IMG_8418.JPG; IMG_8261.JPG; IMG_8263.JPG; IMG_8262.JPG; IMG_8264.JPG

Dear Dawn,

Thank you for your help. As you know my permit process started in Feb. and I tried to do what was asked of me with permits, zoning and engineering. At the time I first received the letter from the HPC I was confused as to what the objections were. My attorney who had just done our closing, after reading the letter, suggested I get pictures of other sheds that were most likely approved. It was the fact that we saw so many sheds in OG that convinced us that moving into a smaller house would be possible. Our friends Mike and Joyce Adase who live on Heck Ave and are the ones who found this house for us said they had a shed as well as many others in OG. Although I took these pictures in Feb. I was able to go back and get the addresses as you requested. I've included pictures from just the sheds on the south end of OG. As you can see there are various sizes and decor that I was able to photograph from the street. My next door neighbors is a 10'x10'x12' high which she told me she got approved by the HPC. Mine would be 8'x8'x7' high. As I stated in my last email I do rent a 10'x10' storage space in Bradley Beach which I keep a lot of our seasonal clothes, gardening tools, our bicycles, all of our beach chairs, grandchildren's beach toys etc. It would be nice to rid ourselves of that expense not to mention having easier access to these items.

The following is a list of addresses of the pictures above.

91 Embury Ave
111 Embury Ave.
114 Embury Ave.
113 Webb Ave.
98 Heck Ave.
122 Pilgrim Pathway
92 Cookman Ave.
125 Cookman Ave.
64 Franklin Ave.
104 Franklin Ave
115 Franklin Ave.
67 Stockton Ave.
119 Stockton Ave.
86 Inskip Ave.
88 Inskip Ave.

Thanks again for all your help. Hopefully this is the last time I'll have to bother you,
Jim Sweeney

.
----- Forwarded message -----

From: katie <[REDACTED]>
Date: Wed, May 27, 2020 at 5:21 PM

Subject: Sheds

To: Jim Sweeney < >

Sent from my iPhone









