



Fee Date: 08/23/2021  
Check #:  
Cash: 0

**ZONING REVIEW**

ID: 555895220

Date: 08/25/2021

Fee: \$ 35.00

**PROPOSED WORK**

Adding a New Use to a Property	Home Occupation	Private Garage
Air Condensor Unit(s)	Interior Remodel - Comm / Res	Residential Addition
Commercial Addition	New Accessory Structure	Signs
Continuing/Changing Use	New Commercial Business	Solar
✓ Deck/Balcony	New Ownership of Property/Business	Storage Shed
Driveway / Sidewalk / Apron	New Residence	Swimming Pool/Hot Tub
Fence/Retaining Wall	Porch	Zoning Determination

Other: \_\_\_\_\_

**The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at [www.neptunetownship.org/departments/land-use](http://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:** 126 TAYLOR AVE **Block:** 1115 **Lot:** 22 **Zone:** R-4
2. **Applicant Name:** PEARSE, KEVIN E & JENNIFER L **Phone No.** **Fax No.**  
**Applicant's Address:** 126 TAYLOR AVENUE NEPTUNE, NJ 07753  
**Email:**
3. **Property Owner Name:** PEARSE, KEVIN E & JENNIFER L **Phone No.** **Fax No.**  
**Property Owner's Address:** 126 TAYLOR AVENUE NEPTUNE, NJ 07753  
**Email:**
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.**
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:

08/25/2021

## **ZONING VIOLATION REMEDIATION:**

**The applicant has submitted this Zoning Permit Application to remediate zoning violations issued on the property.**

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## **ZONING VIOLATIONS NOTED:**

**- Construction of a rear Nonconforming Deck without First Acquiring Zoning Approval.**

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## **Remediation action taken by the property owner:**

**- The property owner has ceased construction until zoning approval is acquired.**

This zoning permit application resubmission consists of:

- One (1) Zoning Permit Application with fee;
- One (1) copy of The Construction Plans for the front Porch.

The applicant/property owner certifies that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The property is located within the R-4 Zoning District.

The present zoning use of the property is a Detached Single Family Residence.

Work has been performed in reference to:

- Zoning Permit Application Information Sheet;
- Nonconforming Uses, Structures, And Lots;
- Porch, Deck and Balcony Requirements;
- Zoning Schedule B: R-4;

## **Zoning Permit Application Information Sheet;**

**With each Zoning Permit Application you are required to submit:** (for all projects within the Historic Zoning Districts) three (3)

copies of a current survey/site plan and three (3) sets of construction plans; **(for all projects outside of the Historic Zoning District) two (2) copies of a current survey/site plan and two (2) set of construction plans**. Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale), the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

## **ZONING NOTES:**

**- The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. Met with property owner at the zoning counter on 08-24-2021, reviewed the necessity of the surveys. Property to submit the survey on 08-25-2021.**

## **Nonconforming Uses, Structures, And Lots;**

Land Development Ordinance section 422 states:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

A        A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

## **ZONING NOTES:**

**- The existing Principal Structure is nonconforming as it does not comply with the current Land Development Ordinance requirements.**

**- The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. Met with property owner at the zoning counter on 08-24-2021, reviewed the necessity of the surveys. Property to submit the survey on 08-25-2021.**

**- The applicant/property owner does not indicate if the premises has been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.**

## **Porch, Deck and Balcony Requirements;**

Land Development Ordinance section 411.07A-B states:

1. Deck setbacks. For single family residential structures, a deck may extend no more than eight (8) feet into the required front setback area, provided the principal structure conforms to the front yard setback requirement. For single family residential structures, a deck may extend no further than fifteen (15) feet into a required rear yard setback area, provided the principal structure conforms to the rear yard setback requirements. In no instance shall a deck be closer than ten (10) feet to a front, rear or side lot line. No deck for a residential structure may extend into a side setback area. No deck associated with a multi-family residential use may extend into any required setback area.

## **ZONING NOTES:**

**- The applicant has begun construction of a rear Nonconforming Deck. The proposed Deck does not comply with the setback requirements. Zoning Board of Adjustment approval is required.**

**- The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet. Met with property owner at the zoning counter on 08-24-**

**2021, reviewed the necessity of the surveys.**  
**Property to submit the survey on 08-25-2021.**

**The applicant does not demonstrate compliance**  
**with the Land Development Ordinance**  
**requirements.**

**Zoning Board of Adjustment and Construction**  
**Department approvals are required.**

**Status**

Approved

Denied ✓

**Referrals**

Construction ✓

HPC

Engineering

Planning Board

Zoning Board ✓

Mercantile

Code Enforcement