

Fee Date: Check #: Cash: 0

ZONING REVIEW

ID: 556954964	Date: 01/26/2022	Fee: \$ 35.00				
PROPOSED WORK						
Adding a New Use to a Property	Home Occupation	June 1	Private Garage			
Air Condensor Unit(s)	Interior Remodel - Comm	/ Res	Residential Addition			
Commercial Addition	New Accessory Structure	produced and a second a second and a second	Signs			
Continuing/Changing Use	New Commercial Busines	38	Solar			
Deck/Balcony	New Ownership of Proper	ty/Business	Storage Shed			
Driveway / Sidewalk / Apron	New Residence	Long-	Swimming Pool/Hot Tub			
Fence/Retaining Wall	Porch	Posterior Contraction Contract	Zoning Determination			
Other:						
The Neptune Township Zoning www.neptunetownship.org/dep						
<u>IF ANY OF T</u> THEN TI	HE REQUESTED INFORMATION IN APPLICATION SHALL BE R	N IS SUBMITTED INCO ETURNED UNPROCE:	<u>)MPLETE,</u> SSED.			
Location of property for v	vhich zoning permit is desired:					
Street Address: 1329 06T	H AVE Block: 416 Lot: 26 Zor	ne: R-4				
2. Applicant Name: MOLINOFF, JOSHUA K Phone No. (908)415-6723 Fax No.						
Applicant's Address: 1329 06TH AVE NEPTUNE, NJ 07753						
Email: njjosh89@gmail.com						
3. Property Owner Name: M	3. Property Owner Name: MOLINOFF, JOSHUA K Phone No. (908)415-6723 Fax No.					
Property Owner's Address: 1329 06TH AVE NEPTUNE, NJ 07753						
Email: njjosh89@gmail.com						
4. Present Approved Zoning Use of the Property: Detached Single Family Residence						
5. Proposed Zoning Use of	Proposed Zoning Use of the Property: Detached Single Family Residence					
 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. 						

Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

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Yes No If Yes,	state date:	
Board: Resolution # (if a	any): (submit a copy of the Resolution)	
8. For all exterior work p	pertaining to additions and accessory structures, exclu	ding fences, please provide:
Building Coverage: 0	Lot Coverage: 0 (Please include calculations)	
40:55D-68.3.Penalty for false civil penalty not to exceed \$1,0 a	e <i>filing.</i> Any person who knowingly files false information un 000 for each filing. any penalty imposed under this section	nder this act shall be liable to a may be recovered with costs in
summary proceeding pursuant	t to "the penalty enforcement law," N.J.S.2A:58-1 et seq.	
	FOR OFFICE USE	
Zoning Review Notes:		

20NING VIOLATION REMEDIATION:

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

ZONING VIOLATIONS NOTED:

- Construction of a Fence without First Acquiring Zoning Approval.

Remediation action taken by the property owner:

- It is the intent of the property owner to make application to the Zoning Board of Adjustment and receive Board approval to construct a new fence obstructing the Driveway Clear Sight Triangle.

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 Zoning use of the property is a Detached Single Family Residence.

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ZONING VIOLATIONS ROTED:

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In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Nonconforming Uses, Structures, And Lots;
- Fence And Wall Requirements;
- Driveway Design Standards;
- ZONING VIOLATION NOTED:

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 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 Lot is nonconforming as it does not comply with the current Land Development Ordinance Requirements.
- The existing Principal Structure is nonconforming as it does not comply with the current Land Development Ordinance Requirements.
- The existing Private Garage (IMPROPERLY IDENTIFIED AS A SHED ON THE SUBMITTED SURVEY) is nonconforming as it does not comply with the current Land Development Ordinance Requirements.
- The existing Fence is nonconforming as it encroaches into the State Right-Of-Way, and obstructs the Driveway Clear Sight Triangle.

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.

Fence And Wall Requirements;

Per Land Development Ordinance section 412.07-B:

- B Fences and walls in non-historic zone districts. Fences and walls in non-historic zone districts shall be permitted accessory structures subject to the following provisions:
- 1 Front Yards.
- (a) For residential uses, fences shall be permitted to be located in front yards, provided such fences shall not exceed. four (4) feet in height, as measured from ground level and shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards for residential uses, provided such shall not exceed two and one half (2 1/2) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height. For corner lots the second front yard now considered a side yard may have a solid fence, six (6) feet in height extending to the front buildings line of the dwelling unit and shall not interfere in the site triangle.

ZONING NOTES:

- N/A

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- (b) For non-residential uses, fences and decorative walls may be erected in the front yard extending to the rear or side lot lines, provided:
- (i) When such fences and walls are located within fifteen (15) feet of a street line they shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed five (5) feet in height.
- (ii) When such fences and walls are located more than fifteen (15) feet from a street line they shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed seven (7) feet in height.

ZONING NOTES:

- N/A
- (c) Chain link fences shall be prohibited in front yards in all zone districts.

ZONING NOTES:

- N/A
- 2 Side and Rear Yards.
- (a) For residential uses, both solid and non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls for residential uses are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measure from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- The applicant indicates the proposed removal of the Nonconforming Fence.
- The applicant indicates the proposed construct of a 6' high solid fence in the side and rear yard area.
- (b) For non-residential uses, both decorative walls and solid or non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- N/A
- 3 Finished Exterior Side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this LDO requirement.
- 4 Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals. In addition, chain link fences are specifically prohibited in front yard in all zones.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this LDO requirement.

(b) Per some endepted uses, Parces and deparative was, a sy be elected in the Stock yard soft intrigituitor and electronic transagains sets lubines provided:

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5 Drainage. Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the Township Engineer to ensure compliance with this provision.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this LDO requirement.

6 Obstruction. No fence shall be constructed within any sight triangle as defined in this article, or installed so as to constitute a hazard to traffic or public safety.

ZONING NOTES:

- The applicant indicates a proposed obstruction of the Driveway Clear Site Triangle. The applicant does not demonstrate compliance with the Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

7 Utility easement. Prior to installing a fence in a utility easement area, a property owner shall secure written approval from the appropriate utility company or appropriate public body. Evidence of approval shall be submitted as a prerequisite to issuance of a zoning permit.

ZONING NOTES:

- The applicant does not display any easements on the property.

8 Retaining Walls. Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

ZONING NOTES:

- N/A

9 Exceptions. Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions. In addition, fencing required to enclose a tennis court shall be excepted from the above maximum height provisions. Said fence shall not exceed twelve (12) feet in height, as measured from ground level, and may not be located within a required setback area.

ZONING NOTES:

- N/A

Driveway Design Standards;

Land Development Ordinance section 505 states:

B Design standards. The following standards shall be used to prepare and review any development plan that involves the construction of a new driveway or the expansion or repair of an existing driveway.

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EDMING NOTES:

The applicant indicates a proposed obstruction of the Driveway Olsar Site Irlangte. The applicant does not demonstrate compliance with the Land Daysloument Ordinance requirement. Zoning Board of Adipstment approval is required.

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ZONING NOTES:

- The applicant indicates a proposed obstruction of the Driveway Clear Site Triangle. The applicant does not demonstrate compliance with the Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

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

Zoning Board of Adjustment approval is required.

Status			
Approved	Denied 🗹		
Referrals			
Construction	HPC Engineering Planning Board	Zoning Board Mercantile	Code Enforcement

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The applicant does not demonstrate compliance with the Lond Development Ordinance.

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