

# Zoning Permit



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input checked="" 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 checked="" 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 checked="" 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](http://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: 234	Lot: 13	Zoning District: HDR1	
2. Property Address: 87 ABBOTT AVE			
3. Current Property Owner Information:			
<b><u>(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)</u></b>		Applicant Information:	
Name: SNYDER, JEFFREY & JUDITH	Name: SHORE POINT ARCHITECTURE		
Address: 87 ABBOTT AVENUE	Address: 108 SO MAIN STREET		
OCEAN GROVE, NJ 07756	OCEAN GROVE NJ 07756		
Phone: (732)774-6900	Phone: (732)774-6900		
Email Address:	Email Address: abf@shorepointarch.com		

4. Present zoning use of the property: Detached Single Family Residence
5. Proposed zoning use of the property: Detached Single Family Residence  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:

04/08/2024 The property is located within the HD-R-1 Zoning District.

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

The applicant/property owner certifies that the premises has not undergone any previous application to a Board of Jurisdiction (Zoning Board of Adjustment or Planning Board). It is acknowledged by the applicant and property owner that the Zoning Board of Adjustment and the Planning Board function as independent administrative municipal agencies, possessing the authority to adjudicate requests for deviations from the established Land Development Ordinance. Furthermore, the applicant and property owner recognize that any variances granted by a Board of Jurisdiction (whether the Zoning Board of Adjustment or Planning Board) are binding throughout the property's existence. Such variances may include conditions and/or restrictions relating to the property's use and/or structures.

## Zoning Permits;

Land Development Ordinance section 1102-A states:

A When required. A zoning permit shall be issued prior to:

- 1 The commencement or change of use of a property, building or structure;
- 2 The occupancy of any building or structure;
- 3 The construction, erection, reconstruction, alteration, conversion, or installation of any building or structure;
- 4 Issuance of a Certificate of Appropriateness, where applicable.

#### **ZONING NOTES:**

- The applicant has submitted this zoning permit application indicating a proposed construction of new residential additions.
- The applicant has submitted this zoning permit application indicating a proposed construction of new Projections.
- The applicant has submitted this zoning permit application indicating a proposed construction of a new Entry Platform.
- The applicant has submitted this zoning permit application indicating a proposed construction of new Fences.
- The applicant has submitted this zoning permit application indicating a proposed construction of new Impervious coverage (walkways).
- The applicant has submitted this zoning permit application indicating a proposed construction of new fences.

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

With each Zoning Permit Application, you are required to submit the following:

For all projects within the Historic Zoning Districts:

- Four (4) copies of a current survey/site plan
- Four (4) sets of construction plans.

For all projects outside of the Historic Zoning Districts:

- Three (3) copies of a current survey/site plan
- Three (3) sets of construction plans.

Surveys must depict existing conditions, including the exact location of physical features such as metes and bounds, drainage, waterways, specific utility locations, and easements—all drawn to scale. All surveys must be prepared by a land surveyor. The survey information may be transposed to a site plan if the date of the survey, the preparer, and the project owner are noted on the site plan.

Vegetation, general flood plain determinations, or the general location of existing utilities, buildings, or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect, or another 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
- Any other information regarding the lot and neighboring lots necessary to determine and enforce the Neptune Township Land Development Ordinance.

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

Neptune Township 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 setback requirements.

- The existing porch is nonconforming as it does not comply with the current setback requirements.

- The existing projections are nonconforming as they do not comply with the current setback requirements.

- The existing Driveway is nonconforming as it does not comply with the current setback requirements.

- The applicant/property owner certifies that the premises has not undergone any previous application to a Board of Jurisdiction (Zoning Board of Adjustment or Planning Board).

B No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1 Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.

2 Normal maintenance and repair of a structure containing a non-conforming use is permitted, provided that it does not extend the area or volume of space occupied by the non-conforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.

3 A building containing residential non-conforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling unit.

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

1 A non-conforming use or structure abandoned in accordance with this Ordinance and accompanied by an intent on the part of the owner to abandon such use as evidenced by some act or failure to act which carries with it a sufficient implication that the owner neither claims or retains any interest in the subject matter of the abandonment shall be considered a termination thereof. Such implication shall be reputedly presumed by non-use for any period of two (2) or more years. Non-use by successive owners shall be considered continuous non-use.

2 The change of a non-conforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous non-conforming use, and a reversion to the previous non-conforming use shall not be permitted.

3 A non-conforming structure or use which has fifty percent (50 %) or more of its non-conforming area or value destroyed by fire or natural calamity shall be considered an abandonment thereof.

D A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one family structure may be rebuilt, enlarged, extended or added to provided:

1 The enlargement, extension or addition conforms to all zone requirements; or

2 The portion of the enlargement, extension or addition which does not conform to zone requirements consists entirely of the enclosure of existing side or rear porches.

3 Where a structure is nonconforming solely because it intrudes on the current required yard area.

a If the proposed horizontal addition to that building would not protrude into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary.

b If a proposed vertical addition would be located within the building envelope or existing building footprint (and assuming no violation of height restriction or other ordinance provision), the Zoning Official may also issue a permit for such vertical expansion provided that the addition would not exacerbate the nonconformity.

4 An existing one-family structure located in a residential district destroyed by fire or other natural calamity may be rebuilt provided the new structure complies with all zone requirements relating to setbacks and height; however, the existing lot need not comply with minimum lot width, depth and area requirements where the existing condition is non-conforming.

E The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply for, in writing, the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the responsibility of affirmatively proving the preexisting nonconforming use or structure. Application pursuant hereto may be made to the Zoning Board of Adjustment Administrative Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment.

F Any parcel of land with an area or width less than that prescribed for a lot in the zone in which the lot is located may be used as a lot for any purpose permitted in the zone, if:

1 at the time of and since the adoption of the zoning ordinance making such lot nonconforming, the owner of the lot did not own adjoining property.

2 all other regulations prescribed for the zone are or can be complied with.

[NOTE: Added per Ordinance No. 08-03]

[NOTE: The previous section, §422, has been renumbered per Ordinance No. 03-035; prior section number assignment was §421]

## **Residential Addition: Bulk Regulations: HD-R-1;**

### **ZONING NOTES:**

- The applicant is proposing interior to the Detached Single Family Residence. There is no proposed change in use of the property.

Zoning Schedule B states:

Minimum Lot Area: 1,800 Square Feet

### **ZONING NOTES:**

- The applicant indicates the Lot Area to be 1,912.94 Square Feet.

Minimum Lot Width: 30 Feet

### **ZONING NOTES:**

- The applicant indicates the Lot Width to be 31.75 Feet.

Minimum Lot Frontage: 30 Feet

### **ZONING NOTES:**

- The applicant indicates the Lot Frontage to be 31.75 Feet.

Minimum Lot Depth: 60 Feet

### **ZONING NOTES:**

- The applicant indicates the Lot Depth to be 60.25 Feet.

Front Yard Setback: \*\*

\*\* see Section 413.06 for Supplementary Yard Regulations in Ocean Grove.

**ZONING NOTES:**

- The applicant indicates the existing and proposed Front Yard Setback to be 6.5 Feet.

Side Yard Setback: 2 Feet

**ZONING NOTES:**

- The applicant indicates the existing Side Yard Setback to be 2.1 Feet.
- The applicant indicates the proposed Side Yard Setback to be 2 Feet.

Combined Side Yard Setback: 4 Feet

**ZONING NOTES:**

- The applicant indicates the existing Combined Side Yard Setback to be 14.1 Feet.
- The applicant indicates the proposed Combined Side Yard Setback to be 10.2 Feet.

Rear Yard Setback: 3.1 Feet

**ZONING NOTES:**

- The applicant indicates the existing Rear Yard Setback to be 16.2 Feet.
- The applicant indicates the proposed Rear Yard Setback to be 4.4 Feet.

Maximum Percent Building Cover: 85%

**ZONING NOTES:**

- The applicant indicates the proposed Building Cover to be 46.9%.

Maximum Percent Total Lot Cover: 90%

**ZONING NOTES:**

- The applicant indicates the proposed Total Lot Cover to be 73.9%.

Maximum Number of Stories: 2.5

**ZONING NOTES:**

- The applicant indicates the number of stories to be 2.5.

Maximum Building Height: 35 Feet

**ZONING NOTES:**

- The applicant indicates the proposed mean building height to be 19.75'.

## Porch, Deck and Balcony Requirements;

Neptune Township Land Development Ordinance section 411.07-E states:

E Entry platforms. An entry platform not more than six (6) feet in height above the average finish grade, nor greater than fifty (50) square feet in area, may not project into any required yard/setback area.

[NOTE: Amended per Ordinance No. 11-35]

### ZONING NOTES:

- The applicant indicates the proposed construction of an Entry Platform in the side yard area. The applicant indicates the proposed to be 3.25' in height. The applicant indicates the proposed to be 20 square feet.

## Height Exemptions and Permitted Projections;

Neptune Township Land Development Ordinance 418-B-3 states:

B Permitted projections. The following shall not be considered to be obstructions and shall be permitted when located in a required yard and/or setback area:

3 Cornices, eave, cantilevered roofs, gutter, bay windows, and chimneys, provided they do not project more than twenty-four (24) inches from an exterior building wall into any required yard setback, and provided they remain two (2) feet from all yard lines;

### ZONING NOTES:

- The applicant demonstrates compliance with the proposed projections.

## Fences and Walls;

Neptune Township Land Development Ordinance 412.07-A states:

Fences and walls shall be permitted in all districts, but shall be considered structures requiring an approved zoning permit prior to construction. Adequate surveys, plans and details are to be submitted to the Zoning Officer in accordance with Article X in order for a determination to be made as to the proposed fence zoning conformance.

A Fences and walls in historic zone districts. Fences and walls in historic zone districts shall be permitted accessory structures subject to the following provisions (see also Appendix B):

1 Design guidelines. All fences and walls are subject to the review and approval of the Historic Preservation Commission for conformity to its Guidelines and for compatibility with the particular design and style of the structure on the lot.

2 Prohibited locations. No fence or wall shall be erected in any required flared setback area, as described elsewhere herein, east of Central Avenue. For all properties east of Central Avenue, no fence or wall shall be erected in a front yard area or on front yard lot lines.

3 Front yard fence height. Fences located in a front yard area or on lot lines abutting a front yard area, where permitted, shall not exceed a height of two and one-half (2 ½') feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

4 Front yard fence type. Fences located in a front yard area or on lot lines abutting a front yard area, where permitted, shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as stockade and board-on-board shall be considered solid fences and are prohibited in or along front yards.

5 Side yard fence height. Fences located in or along a side yard area shall not exceed a height of four (4) feet. The height of any decorative elements, articulated corners, gateways and posts shall be



included in the fence height measurement.

**ZONING NOTES:**

**- The applicant indicates proposed construction of a 4' high, 50% open fence, in the side yard area.**

6 Rear yard fence height. Fences located in a rear yard area or on lot lines abutting a rear yard area shall not exceed a height of five (5) feet. The height of any decorative elements, articulated corners, gateways and posts shall be included in the fence height measurement.

7 Wall height. Walls located in or along any front, side or rear yard, where permitted, shall not exceed thirty (30) inches in height. The height of decorative elements, articulated corners, gateways and wall piers shall be included in the wall height measurement.

8 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/property owner shall comply with this Neptune Township Land Development Ordinance requirement.**

9 Prohibited materials. Chain link type fences shall be prohibited in any historic zone district. In addition, 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.

**ZONING NOTES:**

**- CONDITION OF APPROVAL: The applicant/property owner shall comply with this Neptune Township Land Development Ordinance requirement.**

10 Drainage. Fences and 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/property owner shall comply with this Neptune Township Land Development Ordinance requirement.**

11 Retaining walls. Any permitted wall proposed to be used as a retaining wall shall be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

12 Use of vegetation. Except where specifically prohibited under the terms of this chapter or any other applicable ordinance or regulations of the Township, nothing herein shall be construed to prohibit the use of hedges, trees or other planting anywhere on the lot.

13 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.

14 Fence height sketch. Appendix B represents the maximum permitted height for fences relative to their location on the property.

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

**HPC and Construction Department approvals are required.**

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement