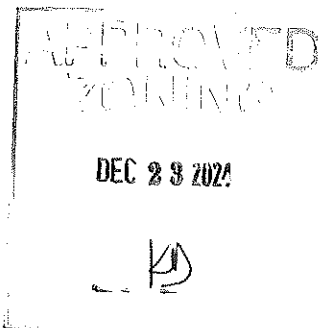


Zoning Permit



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input checked="" type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input checked="" 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 <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)

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.

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: 270 _____ Lot: 9 _____ Zoning District: HDR1 _____

2. Property Address: 103 FRANKLIN AVE _____

3. Current Property Owner Information: **(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)**

Name: Peter and Virginia Oleck Address: 125 Stockton Ave OCEAN GROVE, NJ 07756 Phone: [REDACTED] Email Address: [REDACTED]	Applicant Information: Name: Shore Point Architecture (Andrea Fitzpatrick) Address: 108 South Main Street Ocean Grove, NJ 07756 Phone: (732)774-6900 Email Address: abf@shorepointarch.com
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4. Present zoning use of the property: Vacant Land

5. Proposed zoning use of the property: New Single Family Dwelling _____ 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:

12/23/2024 The property is located within the HD-R-1 Zoning District.

The zoning use of the property is a vacant lot. The applicant is proposing to construct a new 2 ½ story single-family dwelling with associated site improvements which is permitted in the zone.

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

Zoning Schedule B: HD-R-1 Bulk Requirements:

Zoning Schedule B states:

Minimum Lot Area: 1,800 Square Feet; the applicant indicates the lot area to be 1,892 square feet.

Minimum Lot Width: 30 Feet; the applicant indicates the lot width to be 31.54 feet.

Minimum Lot Frontage: 30 Feet; the applicant indicates the lot frontage to be 31.54 feet.

Minimum Lot Depth: 60 Feet; the applicant indicates the lot depth to be 60 feet.

Front Yard Setback: ** Feet

LDO-411.07B. Porches and Decks in the Historic District of Neptune Township.

1. For lots in the HD-R-1 Zone District, west of Central Avenue, the front building line shall have a minimum front yard setback of 10 feet from the street line and the front porch line shall be set back at a minimum distance of four feet from the street line, except as modified by Paragraph H hereunder.
2. No building line or front porch line need be set back farther than the average alignment of those front building and front porch lines of existing buildings within 200 feet on each side of the lot and within the same block front and within the same Zone District. This provision does not permit the encroachment of buildings or porches into the flared open space area.
3. All buildings and porches shall be so located that the roofs, steps or extensions of the same shall not extend upon or overhang any public street, public avenue, public sidewalk, or any other lot unless permission is granted by that lot owner.

- The applicant indicates the Average Front Yard Setback to be 9.4 feet; the applicant is proposing a Front Yard Setback of 9.3 Feet.

Side Yard Setback: 2 Feet; the applicant indicates the side yard setback to be 3 feet on the east side and 3.5 feet on the west side.

Combined Side Yard Setback: 4 Feet; the applicant indicates the combined side yard setback will be 6.5 feet to the principal building and 4.5 feet to the proposed gutters.

Rear Yard Setback: 3.1 Feet; the applicant indicates the rear yard setback will be 3.5 feet to the principal building and 2.3 feet to the permitted projection of the proposed gutters.

Maximum Percent Building Cover: 85%; the applicant indicates the maximum percent building cover will be 55.8%

Maximum Percent Total Lot Cover: 90%; the applicant indicates the maximum percent total lot cover will be 86.8%

Maximum Number of Stories: 2.5; the applicant indicates the proposed maximum number of stories to be 2.5

Maximum Building Height: 35; the applicant indicates the maximum building height to be 32.2 feet

Dormers;

Land Development Ordinance section 411.14 states:

- 1 Area. Dormers shall not occupy more than 25% of the roof area on which it is situated.
- 2 Height. No part of the dormer shall extend beyond the projection of the roofline.

- The proposed dormers on the east and west elevations occupy less than 25% of the roof area on which they are situated and they are not proposed to extend beyond the projection of the roofline.

Porch, Deck and Balcony Requirements;

Land Development Ordinance section 411.07B-C states:

C Porch setbacks. For residential structures, a porch may not encroach into any setback/yard areas. No porch associated with any multi-family residential use may extend into any setback/yard areas.

- The applicant indicates the proposed construction of a 1-story Porch attached to the front of the residence. The proposed first story Porch does not encroach into any setback/yard areas.

- The applicant indicates the proposed construction of rear Covered Entry Platform in the rear yard area. The proposed Covered Entry Platform does not project into any required yard/setback areas.

- The applicant is proposing a paver patio in the rear of the property and paver walkways in the rear and along the west side of the structure.

Fence and Wall Requirements;

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]

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.

- The applicant is proposing a 5' high board-on-board fence along the rear (north) property line and a 4' high board-on-board fence along the side (west) property line both of the fences are proposed to terminate at the face of the house which conforms to the Land Development Ordinance.

- The applicant is also proposing a gate attached to the proposed 4' high fence which will return to the house to shield the proposed A/C condensers from street view.

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

- The applicant is proposing to replace a deteriorated 36-inch high concrete retaining wall in the front yard area and portions of the side yard area with a new landscape retaining wall 30" in height to be set back 15" from the

property line. The applicant is also proposing a new 18" decorative wall along the east property line.

Performance Standards for All Uses:

Land Development Ordinance section 402-B states:

An application for a permit shall provide documentation that the intended use will comply with the performance standards enumerated below. In the case of a structure being built where the future use is not known, a zoning permit may be issued with the condition that no certificate of occupancy will be issued until such time as this documentation is submitted with respect to the particular occupant. A new application and a new certificate of occupancy shall be required in the event of a change of any user of any structure.

B Glare. No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light or glare beyond its lot lines. Exterior lighting shall be shielded, buffered, and directed so that glare, direct light or reflection will not become a nuisance to adjoining properties, adjoining dwelling units, adjoining districts or streets.

- The applicant has not proposed construction of new lights on the principal structure.

Land Development Ordinance section 402-G states:

G Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines 10 feet or equipped with baffles to deflect the discharged air away from the adjacent use.

- The applicant indicates the proposed installation of two (2) upward ventilating condenser units on the property.

Height Exemptions and Permitted Projections:

Land Development Ordinance section 418-B 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;

- The applicant indicates the proposed construction of Projections that present with a minimum 2' setback from the side property lines.

Application Procedure in Historic Zone District and for Designated Historic Sites:

Land Development Ordinance section 900 states:

C No building or structure shall be erected, reconstructed, altered, restored or demolished until the Historic Preservation Commission shall approve an application for a building or demolition permit in relation to those exterior architectural features which are subject to public view from a public street or place.

- Historic Preservation Commission review and approval is required.

Plot Plans and As-Built Survey.

- Over 50 s.f. of new land disturbance is proposed; therefore, a Grading Permit is required.
- It should be noted that the applicant is also proposing to replace the existing public sidewalk along the frontages of their property. This property is a corner lot and they have indicated they will not be disturbing the recently installed ADA-compliant depressed curb cut at the intersection of Franklin and New Jersey Avenues.
- Department of Engineering review and approval is required.

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

HPC, Department of Engineering, and Construction Department approvals are required.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement