



Fee Date: 07/14/2023

Check #: 716

Cash: 0

ZONING REVIEW

ID: 561961601

Date: 07/14/2023

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 checked="" 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 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 checked="" 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: 110 MAIN AVE **Block:** 205 **Lot:** 2 **Zone:** HDR1

2. **Applicant Name:** 110 MAIN AVE LLC (Matthew Sigman) **Phone No.** [REDACTED] **Fax No.** [REDACTED]

Applicant's Address: 700 EMORY STREET ASBURY PARK, NJ 07712

Email: [REDACTED]

3. **Property Owner Name:** 110 MAIN AVE LLC (Matthew Sigman) **Phone No.** [REDACTED] **Fax No.** [REDACTED]

Property Owner's Address: 700 EMORY STREET ASBURY PARK, NJ 07712

Email: [REDACTED]

4. **Present Approved Zoning Use of the Property:** Nonconforming Multifamily Residence. The property consists of one (1) building containing three (3)

5. **Proposed Zoning Use of the Property:** Nonconforming Multifamily Residence. The property consists of one (1) building containing three (3)

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:

07/14/2023 The property is located within the HD-R-1 Zoning District.

The zoning use of the property is a Nonconforming Multifamily Residence. The property consists of one (1) building containing three (3) residential units.

The applicant has demolished the rear first story nonconforming porch floor. The applicant indicates the proposed construction of a patio in its place.

Performance Standards For All Uses: Ventilation;

Land Development Ordinance section 402-G 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.

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.

ZONING NOTES:

- The applicant indicates the proposed installation of one (1) side ventilating, FUJITSU model 18RLXFZ, AC condenser with direction of setback 10' from the leasehold line.

- The applicant indicates the proposed installation of one (1) side ventilating, FUJITSU model 24RLXFZ, AC condenser equipped with one (1) FUJITSU model UTZ-DUWBVWA baffle.

- The applicant indicates the proposed installation of one (1) upward ventilating, RUUD model RA13 Series, AC condenser unit 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 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 ☐