



Fee Date: 12/13/2022

Check #:

Cash: 0

**ZONING REVIEW**

ID: 559373943

Date: 12/20/2022

Fee: \$ 35.00

**PROPOSED WORK**

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

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:** 129 INSKIP AVE **Block:** 287 **Lot:** 7 **Zone:** HDR1
2. **Applicant Name:** MORGAN, STACIE **Phone No.** (201)788-0589 **Fax No.**  
**Applicant's Address:** 907 BOND STREET APT 1 ASBURY PARK, NJ 07712  
**Email:** justmattjill@yahoo.com
3. **Property Owner Name:** MORGAN, STACIE **Phone No.** (201)788-0589 **Fax No.**  
**Property Owner's Address:** 907 BOND STREET APT 1 ASBURY PARK, NJ 07712  
**Email:** justmattjill@yahoo.com
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:**

12/20/2022 The property is located within the HD-R-1 Zoning District.

The zoning use of the property is a vacant lot.

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.

The accessory structure, identified as "storage" is to be removed from the property.

**In reviewing the submitted documents, it appears the applicant is proposing work related to:**

- Zoning Schedule B: HD-R-1 Bulk Requirements;
- Dormers;
- Porch, Deck and Balcony Requirements;
- Height Exemption and Permitted Projections;
- Application Procedure in Historic Zone District and for Designated Historic Sites;
- Plot Plans and As-Built Survey.

## **Zoning Schedule B: HD-R-1 Bulk Requirements;**

Zoning Schedule B states:

Minimum Lot Area: 1,800 Square Feet

**ZONING NOTES:**

- The applicant indicates the lot area to be 1,800 SF.

Minimum Lot Width: 30 Feet

**ZONING NOTES:**

- The applicant indicates the Minimum Lot Width to be 30 Feet.

Minimum Lot Frontage: 30 Feet

**ZONING NOTES:**

- The applicant indicates the Minimum Lot Frontage to be 30 Feet.

Minimum Lot Depth: 60 Feet

**ZONING NOTES:**

**- The applicant indicates the Minimum Lot Depth to be 60 Feet.**

Front Yard Setback: \*\* Feet

Land Development Ordinance section 411.07B-F states:

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 ten (10) feet back from the street line and the front porch line shall be set back at a minimum distance of four (4) feet from the street line, except as modified by Paragraph I hereunder.

**ZONING NOTES:**

**- The applicant indicates the Front Yard Setback to be 12 Feet.**

Side Yard Setback: 2 Feet

**ZONING NOTES:**

**- The applicant indicates the Side Yard Setback to be 3 Feet.**

Combined Side Yard Setback: 4 Feet

**ZONING NOTES:**

**- The applicant indicates the Combined Side Yard Setback to be 6 Feet.**

Rear Yard Setback: 3.1 Feet

**ZONING NOTES:**

**- The applicant indicates the Rear Yard Setback to be 3.25 Feet.**

Maximum Percent Building Cover: 85%

**ZONING NOTES:**

**- The applicant indicates the Building Cover to be 65.55%.**

Maximum Percent Total Lot Cover: 90%

**ZONING NOTES:**

**- The applicant indicates the Total Lot Cover to be 71.11%.**

Maximum Number of Stories: 2.5

**ZONING NOTES:**

**- The applicant indicates the Maximum Number of Stories to be 2.5.**

Maximum Building Height: 35

**ZONING NOTES:**

**- The applicant indicates the Maximum Building Height to be 26.5 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.

### **ZONING NOTES:**

- **The applicant did not provide an accurate calculation of the percentage of the roof area on which each dormer is situated. The applicant has provided a calculation of each dormer based on the total area of the roof and not the roof are on which dormer is situated.**

- **The applicant indicates the proposed dormer to occupy 21.05%.**

2 Height. No part of the dormer shall extend beyond the projection of the roofline.

### **ZONING NOTES:**

- **The applicant indicates that no part of the proposed dormer extends 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.

### **ZONING NOTES:**

- **The applicant indicates the proposed construction of a 2.5 story Porch attached to the front of the residence. The proposed first story Porch does not encroach into any setback/yard areas.**

Land Development Ordinance section 411.07B-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.

### **ZONING NOTES:**

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

## **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:

1 Fire escapes, provided they do not project more than four (4) feet into a required yard and they are no closer than two (2) feet to a property line; Fire escapes are not permitted in a front yard. Existing fire escapes may be replaced in their location and to their exact size.

2 Weather protecting and energy efficiency enhancing front door enclosures that project no more than five feet into a required front setback area, and are no larger than forty (40) square feet in total area, provided the principal structure complies with the required front yard setback;

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;

[NOTE: Amended per Ordinance No. 07-54]

**ZONING NOTES:**

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

## **Application Procedure in Historic Zone District and for Designated Historic Sites;**

Land Development Ordinance section 900 states:

A This Section establishes the circumstances, conditions and procedures to obtain a Certificate of Appropriateness from the Historic Preservation Commission as it pertains to exterior architectural features, applications for a permit from the Zoning Officer and/or Construction Official or for applications for development for properties in any Historic District Zone District or for designated historic sites situated elsewhere in the Township. No zoning permit where such is required shall be issued unless a Certificate of Appropriateness has been issued previously by the Historic Preservation Commission and when additionally required an approval has been granted by the appropriate Neptune Township Planning Board or Zoning Board.

B It shall be the duty of the Zoning Officer or his designee of the Township to review and submit to the Historic Preservation Commission all plans for the construction, alteration, repair, restoration or demolition of structures located in any Historic District Zone including any changes in the existing exterior elements of the building and other improvements on the site that can be seen from the outside, except for landscaping outside of the Historic Flared Avenue Open Space and walls less than eighteen (18") inches in height. All applications for site plan, subdivision, variance, conditional use, appeal or interpretation as is specified herein shall additionally be reviewed in accordance with the requirements of this Ordinance.

[NOTE: This Section 900.B has been amended per Ordinance No. 02-41]

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.

**ZONING NOTES:**

**- Historic Preservation Commission review and approval is required.**

## **Plot Plans and As-Built Survey.**

Land Development Ordinance section 1010 states:

A Two signed and sealed copies of individual plot plans in accordance with NJAC 3:40-

7.3 shall be submitted to the Township Engineer to accompany any permit application for any new construction and for any building addition or land disturbance greater than 150sf or 50sf in Ocean Grove section. The individual plot plan shall be utilized to review the project for adequate drainage and grading and compliance to all applicable Township standards.

B The Township Engineer will review the submitted documents and either disapprove or approve the submitted plot plan. The applicant will be notified if any revisions are required.

C The Construction Official shall not issue any construction permit until the Township Engineer approves the proposed individual plot plan.

D Each individual plot plan shall be drawn to scale of not less than one inch equaling 50 feet, signed and sealed in accordance with N.J.A.C. 13:40-7.3 by a professional licensed to practice in the State of New Jersey, and shall be no smaller than 8 ½ inches by 14 inches.

E Individual plot plans shall include the following information:

- (1) Bearing and distances.
- (2) North arrow, written and graphic scale.
- (3) Existing/proposed easement and dedications.
- (4) Existing/proposed building, pool, decks, patios, porches, sheds and accessory structures dimensions.
- (5) Existing/proposed sidewalks, driveways and retaining walls.
- (6) Building envelope graphically depicting and dimensioning zoning setback requirements and/or setbacks approved by the Board if (applicable).
- (7) Street name, right-of-way width, pavement width and composition of the street(s) fronting the lot.
- (8) The title block on the plot plan must include the property address, the block and lot number of the property in question and the name of the applicant.
- (9) Limits of clearing and soil disturbance. Show number of trees over four (4) inches diameter to be removed.
- (10) Existing trees to be protected and remain. Include tree replacement plan, if applicable as per 525 of the Land Development Ordinance (LDO).
- (11) Location of wetlands, floodplains, stream encroachment lines and/or any other environmental constraints to the property. If there are no wetlands, then a note should be added to the plan stating that no wetlands exists on the subject property.
- (12) Sufficient street elevations including center line, gutter and top of curb (if applicable); existing and proposed lot elevations to include, at a minimum, property corners, midpoints of property lines, building corners and center of lot; the finished floor, basement and garage floor elevations of the proposed adjacent dwellings, corner elevations and topography within 10 feet of property lines or as far as necessary to determine adequate drainage characteristics. All elevations shall be according to the NGVD (National Geodetic Vertical Datum) and the source of datum so noted. Any specific circumstances for which elevation requirements cannot be met will be subject to review by the Township Engineer and Construction Official on a case-by-case basis. Under no circumstances shall individual lots be graded in such a manner as to redirect stormwater runoff onto an adjacent and/or downstream property or disturb or change the existing drainage patterns of an adjacent lot. Drainage flow arrows shall be provided to clearly depict the directions of stormwater runoff. No grading or the creation of sump conditions shall be permitted on adjacent lot(s) unless permission has been specifically granted, in writing, by the owner of said adjacent lot(s).
- (13) Location of any storm drainage pipes within 25 feet of the property including pipe size, grade and invert.
- (14) Lot grading shall be designed to provide positive runoff with grades at a minimum slope of 1.5%.
- (15) Swales designed to convey surface runoff shall be designed with suitable subgrade material containing well draining sand or gravel, stone, sand mix topsoil or other material acceptable to the Township Engineer. A construction detail shall be included on the plan.
- (16) Utility connections, including, but not limited to, water, sanitary sewer, gas, electric, telephone and cable.
- (17) Elevations, cross sections, details, and dimensions of driveways and retaining walls.
- (18) The plan shall show new or existing utilities to be utilized in accordance with applicable standards.
- (19) Location and direction of all existing and proposed downspouts.
- (20) If sidewalk and/or curbing is proposed details to be provided and sufficient proposed grades to ensure positive drainage.
- (21) A separate road opening permit is required for any disturbance in the Township Right of Way
- (22) Prior Board approval or waiver granted for construction in easements.
- (23) Other items that may be required by the Township Engineer for proper construction of the site

F Plot plans of Planning Board approved projects still required individual grading plans and shall match the intent of approved subdivision/site plans.

G If a basement is proposed, a subsurface soil investigation certified by a licensed engineer shall be submitted with the plot plan.

H The applicant shall submit a foundation survey to the Zoning Officer prior to an inspection of the foundation for approval and backfilling. This survey shall include the location of the foundation and the actual floor elevations. If the as-built survey establishes locations or elevations different from those submitted in the plot plan, changes in the proposed grading shall be noted. A revised grading plan shall be submitted to the Engineering and Planning Department and a revised building plan to the Construction Official.

I The applicant shall submit one (1) copy of a final as-built survey for new construction, building addition or land disturbance over 150sf or 50 sf for Ocean Grove. Building additions signed and sealed by a professional engineer or land surveyor licensed in the state of New Jersey prior to requesting a final certificate of occupancy (CO) inspection from the Municipal Engineer.

J The as-built plan shall address constructed conditions and/or location of:

- (1) Final grading elevations;
- (2) Roads including curbing and sidewalks;
- (3) Utilities, new or existing;
- (4) Building location (s);
- (5) Driveways and parking lots;
- (6) Location and direction of downspouts;
- (7) Stormwater management facilities, including as-built topographic contours and volume calculations;
- (8) Walls and fences, and
- (9) Lighting
- (10) Planting(s)
- (11) Signage
- (12) Refuse Area
- (13) Other structures or conditions deemed pertinent by the Municipal Engineer.

K Exemption from the requirements of this section for new construction, building addition or land disturbance under 150sf or 50sf for Ocean Grove requires the approval of the Township Engineer, said exemption to be contingent upon:

- (1) Proof that the subject addition is not in a flood hazard zone
- (2) A survey locating the existing dwelling and showing the proposed improvements
- (3) A site inspection by a Township engineering inspector to verify that the proposed addition will not create drainage problems.
- (4) A notarized letter from the property owner stating there will be no adverse drainage impacts.
- (5) Submission of a \$75.00 review fee;

In the event that the review of the application does not prove acceptable for an exemption, a full grading plan/plot plan shall be submitted along with required application and fees for review.

**ZONING NOTES:**

**- 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