



Fee Date: 09/29/2023
Check #: 201
Cash: 0

ZONING REVIEW

ID: 563023092

Date: 09/29/2023

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 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 checked="" type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input checked="" 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: 129 INSKIP AVE Block: 287 Lot: 7 Zone: HDR1

2. Applicant Name: MORGAN, STACIE Phone No. (201) 261-1100 Fax No.

Applicant's Address: 907 BOND STREET APT 1 ASBURY PARK, NJ 07712

Email: ~~stacie.morgan@neptune-nj.org~~ yahoo.com

3. Property Owner Name: MORGAN, STACIE Phone No. (201) 261-1100 Fax No.

Property Owner's Address: 907 BOND STREET APT 1 ASBURY PARK, NJ 07712

Email: ~~stacie.morgan@neptune-nj.org~~

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:

12/07/2023 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:

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 12.17 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 3.1 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 70.78%.

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 31.5 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 certifies the proposed dormer 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.

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.

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.

ZONING NOTES:

- The applicant indicates the proposed construction of new lights on the principal structure. The applicant certifies the proposed lights shall comply with the above indicated Land Development Ordinance requirement.

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.

ZONING NOTES:

- The applicant indicates the proposed installation of one (1) upward ventilating condenser unit 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:

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.

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 ☐