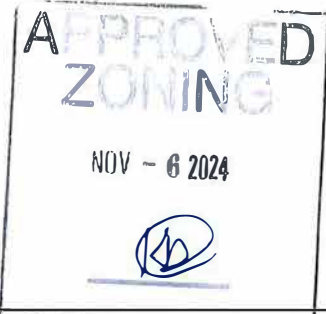


# Zoning Permit



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input 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 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 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)

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: 231 Lot: 3 Zoning District: HD-O

2. Property Address: 36 WEBB AVE

3. Current Property Owner Information:  
**(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)** Applicant Information:  
 Name: ISRANI, DAVID & GURRY, JOAN M Name: Mark A. Pavliv, AIA  
 Address: [REDACTED] Address: 215 MORRIS AVE  
NEW YORK, NY 10075 SPRING LAKE, NJ 07762  
 Phone: [REDACTED] Phone: (732)776-8777  
 Email Address: \_\_\_\_\_ Email Address: mp77aia@aol.com

4. Present zoning use of the property: \_\_\_\_\_

5. Proposed zoning use of the property: \_\_\_\_\_  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:

11/06/2024 The property is located within the HD-R-1 Zoning District.

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

The applicant describes the proposed work in detail:

"Applicant proposes a 218 s.f. addition to the second-floor rear of the existing dwelling. No change to the existing building footprint is proposed. Two (2) new AC condensers with up-flow design are proposed at the rear of the structure, as per plan. Applicant also proposes an expansion of the existing patio with a matching slate material in a 10'x13' area. All setbacks are detailed in the attached zoning summary table. All proposed work is compliant to setback requirements and building height."

### ZONING NOTES:

In reviewing the submitted plans it appears the applicant is also proposing additional work from that described including interior remodeling, removal of the existing chimney, removal of a window, and new shed roof over rear entry platform.

### PORCH (FRONT):

- The applicant is proposing to install new light fixtures, replace an existing light fixture and to restore the existing wood doors. The remainder of the front porch is to remain untouched.

REAR ENTRY PLATFORM:

- The applicant is proposing to construct a new shed roof over the existing rear entry platform which does not extend into any side or rear yard setback areas.

INTERIOR REMODELING:

- The applicant is proposing interior remodeling to the residence. As indicated in the approved plans.
- There is no proposed change in use of the property.

IMPERVIOUS COVERAGE:

- The applicant is proposing a new addition to the existing patio of 10' x 13'.
- The applicant indicates the proposed lot coverage to be 89.62%%

PERFORMANCE STANDARDS FOR ALL USES:

Per Land Development Ordinance section 402-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 is proposing to construct two (2) AC condenser units in the rear yard area with upward ventilation on the property.

**Zoning Schedule B – HD-O Zone:**

Minimum Lot Area – 1,800 s.f. required; 1,985.0 s.f. existing

Minimum Lot Width – 30 feet required; 30.23 feet existing

Minimum Lot Frontage – 30 feet required; 30.28 feet existing

Minimum Lot Depth – 60 feet required; 64.80 feet existing

Front Yard Setback – 10 feet required; 8.03 feet existing and proposed – No change

Side Yard Setback – 2 feet required; 1.30 feet existing and proposed – No change

Combined Side Yard Setback – 4 feet required; 4.66 feet existing and proposed

Rear Yard Setback – 3.1 feet required; 17.75 feet existing and proposed

Maximum Percent Building Cover – 85% permitted; 57.93% existing and proposed

Maximum Percent Total Lot Cover – 90% permitted; 87.62 is existing and 89.62% is proposed

Maximum Number of Stories – 2.5 stories permitted; 2.5 stories existing and proposed

Maximum Building Height – 35.0 feet is permitted; 28.5 feet is existing and proposed.

**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, Engineering and Construction Department approvals are required.**

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement