

COMPLETENESS CHECKLIST FOR USE AND/OR BULK VARIANCES (Revised 5/13/13)

Section §802B. Completeness Checklist for Use Variance and Bulk Variance Request.

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | <u>C</u> | <u>N</u> | <u>N/A*</u> | <u>W*</u> | <u>ONLY FOLDED PLANS WILL BE ACCEPTED</u> |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form which must include the following: <ul style="list-style-type: none"><input type="checkbox"/> Applicant's name, address, telephone number, facsimile number, and e-mail address (if applicable).<input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number, and e-mail address (if applicable).<input type="checkbox"/> Applicant's interest in the property.<input type="checkbox"/> Name, address, telephone number, facsimile number, and e-mail address (if applicable) of the Applicant's attorney (if represented) as well as any and all other professional representative(s).<input type="checkbox"/> Street address of the property<input type="checkbox"/> Tax lot and block numbers of the property<input type="checkbox"/> Zoning District in which the property is located.<input type="checkbox"/> Description of the property<input type="checkbox"/> Description of the proposed development.<input type="checkbox"/> Type of application<input type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone<input type="checkbox"/> Executed copy of "Authorization & Consent Form" Part "C"<input type="checkbox"/> Executed copy of "Certificate of Ownership" Part "D", if applicable<input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable<input type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer).<input type="checkbox"/> Executed copy of "Escrow Agreement" Part "E" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions] |
| | | | | 4. Required Plans folded, no larger than 30"x42": |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies with initial submission and each subsequent submission for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with Section §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement (for Use Variance only) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>100-</u> Escrow Deposit \$ <u>200-</u>
In accordance with fee schedule. |

C = Complete N = Incomplete N/A = Not Applicable

* Any request for a "WAIVER" must include a written explanation for the request.

Application for Use and/or Bulk Variances

Type of Variance Requested:

- Bulk Variance [front, side/rear setback, other] Specify Rear Setback
Two 4 ft wide/deep sections of structural retaining wall
(4.5 Ft high) required to be at 0 ft setback for
structural stability. Please see engineering plans
- Bulk Variance [Lot Coverage] _____
- Use Variance [proposal not permitted in zone] _____
- Appeal/Interpretation of Decision _____
- Other, Specify _____

1. Property Address: 28 Tremont Drive.
2. Block 51679 Lot 5408
3. Property is located in R-2 Zoning District according to the Neptune Twp. Land Ordinance.
4. Name of applicant: Robert Greco
Mailing address: 28 Tremont Drive
Phone # [REDACTED] Fax # _____ Cell # [REDACTED]
E-mail address: greco@me.com
5. Name of owner: Robert & Kristen Greco
Mailing address: 28 Tremont Drive
Phone # [REDACTED] Fax # _____ Cell # [REDACTED]
E-mail address: greco@me.com
6. Name of contact person: Robert Greco
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____
7. Interest of applicant, if other than owner: owner

Detailed Information:

- Existing use of property: residential
- Proposed use of property: residential
- Special Flood Hazard Area: N/A

Principal Use:

	Required and/or Permitted	Existing	Proposed
Lot Size	10,000 SF	10,000 SF	10,000 SF
Lot Coverage			
Building Coverage	30%	21.49%	21.49%
Building Height			
Front Setback	25 FT	26.31 Ft (porch)	26.31 Ft (porch)
Rear Setback	30 FT	34.65 FT	34.65 ft
Side Setback	10 FT	15.8 & 24.8 FT	15.8 & 24.8 FT
Combined Side Setback	25 FT	40.60 FT	40.60 FT

(If multiple lots and/or buildings, please attach additional detailed listing)

Accessory: (If Applicable)

	Permitted	Existing	Proposed
Lot Size			
Lot Coverage			
Building Coverage			
Building Height			
Front Setback			
Rear Setback			
Side Setback			
Combined Side Setback			

(If multiple lots and/or buildings, please attach additional detailed listing)

8. Has there been any previous applications involving these premises Yes No
- If so when _____
- Result of decision _____

9. Justification/Reason(s) for variance(s) requested [be as specific as possible attach additional sheets as necessary]

Retaining wall will wrap in two sections to 0ft setback for structural integrity. The first will be in the far north east rear corner. The second will be in the middle rear East of the property. Please see attach for retaining wall contractor guidelines for additional info Attachment A & B

10. If a Zoning denial has been received as part of this application, please attach.

The required submission for all applications to be complete is twenty-five (25) copies of completed application form inclusive of any supporting information; and twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11" x 17" sheet(s).
* See Section 802B. Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Robert Greco
(Insert Applicant's Name)

being of full age, being duly sworn according to

Law, on oath depose and says that all the above statements are true.

Robert Greco

(Original Signature of Applicant to be Notarized)

Robert Greco

(Print Name of Applicant)

Sworn and subscribed before me this

3 day of August, 2021

[NOTARY SEAL]

Brendy Montelbo Con...
Signature of Notary Public

Attorney - At-Law
State of New Jersey

OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE Zoning Board of Adjustment
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Robert & Kristen Greco, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

28 Tremont Drive OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 51679 LOT(S) 5408
ALSO KNOWN AS 28 Tremont Drive
(Insert physical address of the subject property)

I/WE AUTHORIZE Robert Greco
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

Robert Greco
(Original Signature of Owner to be Notarized)

Kristen Greco
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
3 day of August, 2021

[NOTARY SEAL]

Bobby Marko Giff
Signature of Notary Public Attorney-At-Law
State of New Jersey

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 3 Aug 2021 Robert Mero
Signature of Property Owner

STATEMENT FROM TAX COLLECTOR

Block _____ Lot _____
Property Location _____
Status of municipal taxes _____
Status of assessments for local improvements _____
Date: _____
Authorized Signature of Tax Collector

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.

Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: Robert Greco
[please print]

Property Address: 28 Tremont Drive Block 51679 Lot 5408

Applicant's Name: Robert Greco [Print Name] Robert Greco [Signature of Applicant]

Owner's Name: Robert Greco [Print Name] Robert Greco [Signature of Owner]

Date: 3 Aug 2021

-----Original Message-----

From: grecor@me.com

To: jslapointe@comcast.net; 'R C Associates' <rcassociates@verizon.net>

Sent: Fri, Jun 11, 2021 10:16 am.

Subject: RE: Retaining Walls

Hey William,

I've submitted to the town for my permits and got back the denial which was expected. I'm walking through the denial which is identifying different areas where Zoning Board of Adjustment approval is required and want to make sure I have the answers and options for the board based on any feedback I get during the hearing. If you could, I'd ask both of you could take a quick look to let me know any options or language that we can use to support the concerns. If this is going to inquire a fee please let me know up front prior to walking the document. For simplicity, I've posted in the areas of concern.

John, there was one area of concern I have it listed at the bottom for language addressing landscaping for top of wall that root system of trees will not impair integrity of the wall.

Slope Regulations and Retaining Walls

Section C 2

The applicant is proposing to create a Steep Slope area with the construction of the proposed Swimming Pool, with

Structural Retaining Wall. The steep slope is existing. **The walls, eliminate most of the actual slope except for the existing slope on the northern side of the lot.**

Section D 2 (e)

The applicant is proposing to create a Steep Slope area, greater than 25%, with the construction of the proposed Swimming Pool, with Structural Retaining Wall. **The walls, eliminate most of the actual slope except for the existing slope on the northern side of the lot.**

Section G 4

The applicant is proposing to construct a Structural Retaining Wall, in tiered sections in the rear yard area.

The applicant indicates the tiered sections to vary in height.

The applicant indicates the proposed Structural Retaining Wall to present with a setback of zero feet. **Zero feet where we tie back into the existing higher grade of the lot to the rear.**

Section H 2

The applicant indicates the proposed Structural Retaining Wall to present with a setback of zero feet. **Zero feet where we tie back into the existing higher grade of the lot to the rear.**

Section K (Inspection)

CONDITION OF APPROVAL: R.C. Associates Consulting, Inc., at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official UP-On completion of the wall. See retaining wall note 10.

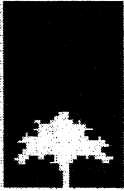
Retaining Walls;

Section B

The applicant did not provide documentation from R.C. Associates Consulting, Inc., with regards to the feasibility for

replacing the structural retaining wall at the end of its useful life, and method of replacement by the property owner. See retaining wall note 11.

Section C



JOHN LAPOINTE, LLC
LANDSCAPE ARCHITECTURE

1149 Fathom Avenue • Manahawkin, NJ 08050 • Phone: 609-489-1314
E-mail: jslapointe@comcast.net • www.johnlapointe.com • NJCLA Lic. No. 21AS000875

June 11, 2021

Mr. Robert Greco
28 Tremont Drive
Neptune, NJ 07753

Re: Neptune Township Code: Slope Regulation and Retaining Walls, Section E

Dear Mr. Greco,

The following plants are proposed in the vicinity of the retaining walls:

Juniperus Virginiana 'Taylor'	Taylor Juniper
Prunus Laurocerasus 'Schipkaensis'	Skip Laurel
Hydrangea Macrophylla 'Bailmer'	Endless Summer Hydrangea
Rhododendron	Rhododendron
Calamagrostis acut. 'Karl Foerster'	Karl Foerster Feather Reed
Hemerocallis	Daylily
Hakonechloa	Japanese Forest Grass
Astilbe	False Spirea

It is my experience that none of these plants have a root system that will impair the integrity of the retaining walls.

Sincerely,

John LaPointe, LLC
John LaPointe, sole member