

**APPLICATION for USE and/or BULK VARIANCES**

**TYPE OF VARIANCE REQUESTED:**

- Bulk Variance (front, side/rear setback, other) – Specify: Rear Setback for shed  
3' required; 1.5' provided
- Bulk Variance (lot coverage): \_\_\_\_\_
- Use Variance (proposal not permitted in zone): \_\_\_\_\_
- Appeal/Interpretation of Decision: \_\_\_\_\_
- Other - Specify: Rear set-back for shed

1. Property Address: 112 Embassy Ave. Ocean Grove
2. Block: 223 Lot: 2
3. Property is located in AD-R-1 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: James & Erin Sweeney  
Mailing Address: 112 Embassy Ave. Ocean Grove NJ 07756  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
5. Name of Owner: Same  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
6. Interest of Applicant, if other than Owner: \_\_\_\_\_
7. Name of Contact Person: James Sweeney  
Mailing Address: 112 Embassy Avenue Ocean Grove NJ 07756  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
8. Applicant's Attorney: GARYS GOODMAN Company: \_\_\_\_\_  
Mailing Address: 23 North Ave E. Cranford NJ 07016  
Phone #: 908-272-6900 Fax #: 908-272-0794 Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
9. Applicant's Engineer: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
10. Applicant's Architect: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
11. Applicant's Surveyor: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
12. Applicant's Planner: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

**DESCRIPTION OF PROPERTY** (e.g., Single Family Dwelling, Commercial/Retail):

Existing use of property: Single family  
Proposed use of property: Single family  
Special Flood Hazard Area: NO

**PRINCIPAL USE:**

HO-R-1 zone	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	1,800 S.F.	1,900 S.F.	NC - No Change
LOT COVERAGE	90%	797 S.F., 42%	NC
BUILDING COVERAGE	85%	786 S.F., 41.4%	NC
BUILDING HEIGHT	2 1/2 sty. / 35'	2 sty. / 235'	NC
FRONT SETBACK	4' (Porch), 10' (Bldg.)	4, 8' / 11'	NC
REAR SETBACK	0	14'	NC
SIDE SETBACK	2'	8.4' / 0.2'	NC
COMBINED SIDE SETBACK	4'	8.6'	NC

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

**ACCESSORY** (if applicable):

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	1,800 S.F.	1,900 S.F.	NC
LOT COVERAGE	90%	69 S.F., 3.6%	1,367 S.F., 72%
BUILDING COVERAGE	85%, 175 S.F. (shed)	N/A	64 S.F., 3.4%
BUILDING HEIGHT	15' (shed)	N/A	215'
FRONT SETBACK	N/A	N/A	N/A
REAR SETBACK	2'	N/A	2'
SIDE SETBACK	2'	N/A	2'
COMBINED SIDE SETBACK	4'	N/A	23.5'

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

8. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

YES  NO

If YES, please give date(s): \_\_\_\_\_

Result of decision: \_\_\_\_\_

9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):

Need Access to backyard

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 a completed application form, inclusive of any supporting information.
- 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 §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

James Sweeney  
(INSERT APPLICANT'S NAME)

, being of full age, being duly sworn according to Law, on oath  
deposes and says that all the above statements are true.

James J. Sweeney  
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

James Sweeney  
(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

28 day of February, 2022

[Signature]

(SIGNATURE OF NOTARY PUBLIC)

[ NOTARY SEAL ]

**Gary S. Goodman, Esq.**  
Attorney at Law  
The State of New Jersey

Not Applicable

**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 \_\_\_\_\_ in the Township of Neptune,  
( INSERT PLANNING BOARD or BOARD OF ADJUSTMENT )  
State of New Jersey, County of Monmouth, I/We, \_\_\_\_\_,  
( INSERT PROPERTY OWNER'S NAME[S] )  
with mailing address of \_\_\_\_\_,  
( INSERT PROPERTY OWNER'S MAILING ADDRESS )  
of full age being duly sworn according to oath depose(s) and say(s):

**"I/We am/are the Owner(s) of the subject property in connection with this application**  
**designated as Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_,**  
**also known as \_\_\_\_\_**  
( INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY )

**I/We authorize \_\_\_\_\_**  
( INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD )  
**to appeal to the Planning Board/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 the decision of the Planning Board/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).**

\_\_\_\_\_  
( ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED )

\_\_\_\_\_  
( ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED )

**Sworn and subscribed before me this**

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

[ NOTARY SEAL ]

\_\_\_\_\_  
( SIGNATURE OF NOTARY PUBLIC )

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

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

Date: 2-28-22

James J. Levee  
(SIGNATURE OF PROPERTY OWNER)

**STATEMENT FROM TAX COLLECTOR**

Block: 223 Lot: 2

Property location: 112 Embury Avenue

Status of municipal taxes: PAID thru 1st Qtr 2022

Status of assessments for local improvements: \_\_\_\_\_

See Attached

Date: 3-4-22

\_\_\_\_\_  
(AUTHORIZED SIGNATURE OF TAX COLLECTOR)

**ESCROW AGREEMENT**

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

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, 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; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional 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, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

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 \$1000 - Application and Escrow Fees, and agree to all conditions listed.

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Name of Applicant: JAMES Sweeney (PLEASE PRINT)

Property Address: 112 Embury Ave

Block: 223 Lot: 2

Applicant: JAMES Sweeney  
(PRINT NAME)

James J. Sweeney  
(SIGNATURE OF APPLICANT)

Date: 2-28-12

Owner: James Sweeney  
(PRINT NAME)

James J. Sweeney  
(SIGNATURE OF OWNER)

Date: 2-28-22