

APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

Bulk Variance (front, side/rear setback, other) – **Specify (1.) Side setback** — Requesting compliance for **extension of existing chimney**. In building a second story addition, the chimney has to be raised to comply with the building code. Existing chimney is not in compliance due to existing non-conforming setbacks. **(2.) Lot coverage** — Requesting compliance for a **rear covered entry porch**, which was an existing structure a part of and beneath a since-removed wood deck. The deck was removed to have our septic tank removed and connect to sewer. Rear covered porch entry currently conforms to existing rear and side setback limits.

- Bulk Variance** (lot coverage): 45.88%
- Use Variance** (proposal not permitted in zone): _____
- Appeal/Interpretation of Decision:** _____
- Other - Specify:** _____

1. **Property Address:** 103 Cardinal Road, Neptune, NJ 07753
2. **Block:** 802 **Lot:** 8
3. **Property is located in** R-2 **Zoning District**, according to Neptune Township Land Development Ordinance.
4. **Name of Applicant:** Shawn and Rachel Weston
Mailing Address: 103 Cardinal Road, Neptune, NJ 07753
Phone #: [REDACTED] **Fax #:** _____ **Cell #:** [REDACTED]
E-mail Address: [REDACTED]
5. **Name of Owner:** Rachel J. (French) Weston
Mailing Address: 103 Cardinal Road, Neptune, NJ 07753
Phone #: [REDACTED] **Fax #:** _____ **Cell #:** [REDACTED]
E-mail Address: [REDACTED]
6. **Interest of Applicant, if other than Owner:** _____
7. **Name of Contact Person:** Shawn Weston
Mailing Address: 103 Cardinal Road, Neptune, NJ 07753
Phone #: [REDACTED] **Fax #:** _____ **Cell #:** [REDACTED]
E-mail Address: [REDACTED]
8. **Applicant's Attorney:** _____ **Company:** _____
Mailing Address: _____
Phone #: _____ **Fax #:** _____ **Cell #:** _____
E-mail Address: _____
9. **Applicant's Engineer:** _____ **Company:** _____
Mailing Address: _____
Phone #: _____ **Fax #:** _____ **Cell #:** _____
E-mail Address: _____
10. **Applicant's Architect:** Vin Minkler **Company:** Minkler Architecture & Design
Mailing Address: 54 Chapel Hill Rd, Red Bank, NJ 07701
Phone #: 908-692-8412 **Fax #:** _____ **Cell #:** _____
E-mail Address: vinminkler@gmail.com
11. **Applicant's Surveyor:** Morgan Engineering & Surveying **Company:** Morgan Engineering & Surveying
Mailing Address: PO BOX 5232, Toms River, NJ 08754
Phone #: 732-270-9690 **Fax #:** 732-270-9691 **Cell #:** _____
E-mail Address: service@morganengineeringllc.com
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: Detached Single Family Residence

Proposed use of property: Detached Single Family Residence

Special Flood Hazard Area: No

PRINCIPAL USE:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	10,000 sq ft	5,000 sq ft	UNCHANGED
LOT COVERAGE	40%	45.88%	UNCHANGED
BUILDING COVERAGE	1500 sq ft	1375 sq ft	UNCHANGED
BUILDING HEIGHT	35 ft / 2.5 stories	21 ft / 1.5 stories	30.5 ft / 2.5 stories
FRONT SETBACK	25 ft	32.25 ft prin, 26.25 ft cov porch	UNCHANGED
REAR SETBACK	30 ft prin, 5 ft accessory	+/- 36.7 ft prin, +/- 30.7 cov stoop	UNCHANGED
SIDE SETBACK	10 ft prin, 5 ft accessory	3.01 ft	UNCHANGED (Existing/Non-conforming)
COMBINED SIDE SETBACK	25 ft	3.01 ft + 10.2 ft = 13.21 ft COMBINED	UNCHANGED (Existing/Non-conforming)

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

ACCESSORY (if applicable):

	REQUIRED and/or 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 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.):

We're building a second-story addition with existing non-conforming setbacks. We're seeking variances for an **extension of existing chimney.** In building a second story addition, the chimney has to be raised to comply with the building code. Existing chimney is not in compliance due to existing non-conforming setbacks.

The second variance we are requesting is for **compliance for a rear covered entry porch**, which was an existing structure a part of and beneath a since-removed elevated wood deck. The wood deck was removed to have our septic tank removed and city sewer connection installed in Summer 2010. Rear covered porch entry currently conforms to existing rear and side setback limits.

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).

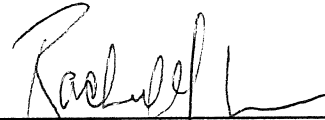
*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Rachel Weston

_____, being of full age, being duly sworn according to Law, on oath
(INSERT APPLICANT'S NAME)
deposes and says that all the above statements are true.



(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

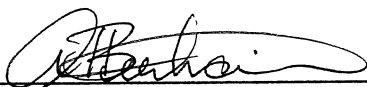
Rachel Weston

(PRINT NAME OF APPLICANT)

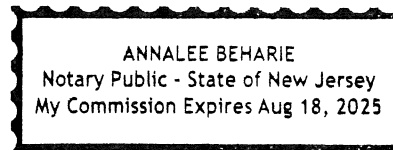
Sworn and subscribed before me this

10th day of May, 2022

[NOTARY SEAL]



(SIGNATURE OF NOTARY PUBLIC)



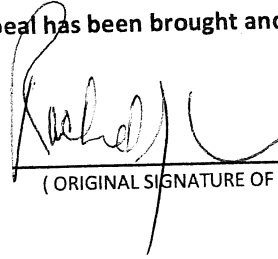
OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER
WHERE APPLICANT IS NOT LANDOWNER

(Original signatures only – copies will not be accepted)

In the matter before the **Zoning Board of Adjustment** in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)
State of New Jersey, County of Monmouth, I/We, **Rachel J. (French) Weston**,
(INSERT PROPERTY OWNER'S NAME[S])
with mailing address of **103 Cardinal Road, Neptune, NJ 07753**,
(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) **802** Lot(s) **8**,
also known as **103 Cardinal Road, Neptune, NJ 07753**.
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize **Shawn and Rachel Weston**
(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
10th day of **May**, 20**22**

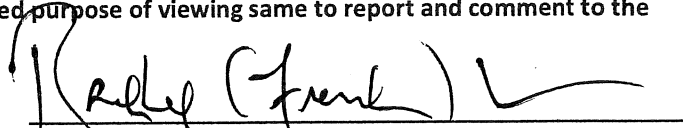

(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]
ANNALEE BEHARIE
Notary Public - State of New Jersey
My Commission Expires Aug 18, 2025

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: 5/9/2022


(SIGNATURE OF PROPERTY OWNER)

STATEMENT FROM TAX COLLECTOR

Block: 802 Lot: 8

Property location: 103 Cardinal Road, Neptune, NJ 07753

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 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.

Name of Applicant: Shawn Weston
(PLEASE PRINT)

Property Address: 103 Cardinal Road, Neptune, NJ

Block: 802 Lot: 8

Applicant: Shawn Weston
(PRINT NAME)


(SIGNATURE OF APPLICANT)

Date: 5/12/22

Owner: Rachel (French) Weston
(PRINT NAME)


(SIGNATURE OF OWNER)

Date: 5/12/22