



Fee Date: 03/09/2021
Check #: BIFURCATED - NO FEE
Cash: 0

ZONING PERMIT

ID: 554397010

Date: 03/25/2021

Fee: \$ 35.00

PROPOSED WORK

- Adding a New Use to a Property
- Air Condensor Unit(s)
- Commercial Addition
- Continuing/Changing Use
- Deck/Balcony
- Driveway / Sidewalk / Apron
- Fence/Retaining Wall
- Other: _____
- Home Occupation
- Interior Remodel - Comm / Res
- New Accessory Structure
- New Commercial Business
- New Ownership of Property/Business
- New Residence
- Porch
- Private Garage
- Residential Addition
- Signs
- Solar
- Storage Shed
- Swimming Pool/Hot Tub
- Zoning Determination

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: 73 COOKMAN AVE Block: 249 Lot: 13 Zone: HDR1

2. Applicant Name: JENNIFER HART Phone No. [REDACTED] Fax No.

Applicant's Address: 410 SADDLE RIVER ROAD UPPER SADDLE RIVER, NJ 07458

Email: [REDACTED]

3. Property Owner Name: HART, RICHARD & JENNIFER Phone No. [REDACTED] Fax No.

Property Owner's Address: 410 SADDLE RIVER ROAD UPPER SADDLE RIVER, NJ 07458

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Nonconforming Two Family Residence. The property consists of one (1) building containing two (2) residential units.

5. Proposed Zoning Use of the Property: Nonconforming Two Family Residence. The property consists of one (1) building containing two (2) residential units.

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.

"Add gutters to property to avoid further foundation damage."

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:

03/25/2021 This zoning permit application submission consists of:

- One (1) copy of the Zoning Permit Application;
- Two (2) copies of the Survey of Property by Michael J Williams dated 06-04-2020;
- Three (3) copies of Construction Plans (Sheet number V-1) by Anthony Condouris Architect, dated 03-05-2021.

The applicant/property owner certifies that the premises has not been the subject of any prior applications to the Zoning Board of Adjustment or Planning Board.

The applicant does not indicate the Zone (Zoning District) of the property. The property is located within the HD-R-1 Zone (Zoning District). Please review Land Development Ordinance section 407.01 pertaining to the HD-R-1 – Historic District Single Family Residential Zoning District.

The applicant indicates the present and proposed zoning use of the property to be "2 family". On 07-07-2020 the current property owner and Chris Mott Custom Builders submitted a signed Zoning Permit Application certifying the use of the property to be "Residential – Single Family". A zoning approval was issued based on the information provided by the property owner and applicant. There are no Zoning Permit Applications or Zoning Approvals in the Zoning Permit file to convert the property from a Detached Single Family Residence into a Nonconforming Two Family Residence. The property owner indicates the Zoning Permit Application indicating the use of the property to be a Single Family Residence was false. The property owner certifies the use of the property to always have been a Nonconforming Two Family Residence. It is determined the present zoning use of the property is a Nonconforming Two Family Residence.

The applicant describes the proposed work in detail:

"Add gutters to property to avoid further foundation damage."

The applicant does not describe all proposed work and structures as defined by the Land Development Ordinance in the detailed description and in the submitted plans.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Nonconforming Uses, Structures, And Lots;
- Height Exemptions and Permitted Projections;
- Application Procedure In Historic Zone District and for Designated Historic Sites;

Nonconforming Uses, Structures, And Lots;

Land Development Ordinance section 422-A states:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

A A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

ZONING NOTES:

- The existing Principal Structure is nonconforming as it does not comply with the current Land Development Ordinance requirements and encroached onto the neighboring property.
- The existing Porch is nonconforming as it does not comply with the current Land Development Ordinance requirements.
- The existing Projections are nonconforming as they do not comply with the current Land Development Ordinance requirements.

- The applicant/property owner certifies that the premises has not been the subject of any prior applications to the Zoning Board of Adjustment or Planning Board.

Height Exemptions and Permitted Projections;

Land Development Ordinance section 418-B-3 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:

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 is proposing to add Projections (gutters) to the residence.**
- **The applicant indicates the proposed Projections (gutters) to be setback 0.4' from the side yard leasehold line.**
- **The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.**

The applicant does not display compliance with the Land Development Ordinance.

Zoning Board of Adjustment, HPC and Construction Department approvals are required.

* Returned to the applicant:

- One (1) copy of the Zoning Determination;
- One (1) copies of the Survey of Property by Michael J Williams dated 06-04-2020;
- Two (2) copies of Construction Plans (Sheet number V-1) by Anthony Condouris Architect, dated 03-05-2021.

Status

Approved

Denied

Referrals

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement