

# 112 Embury Avenue

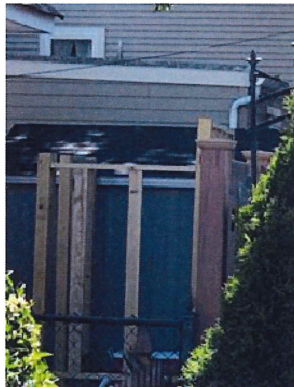
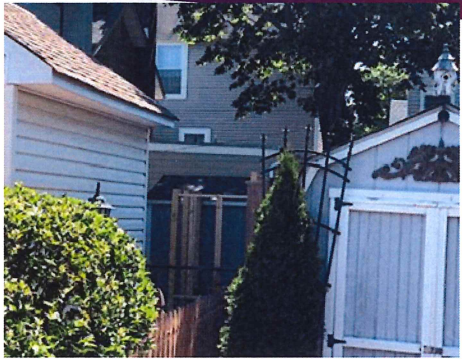
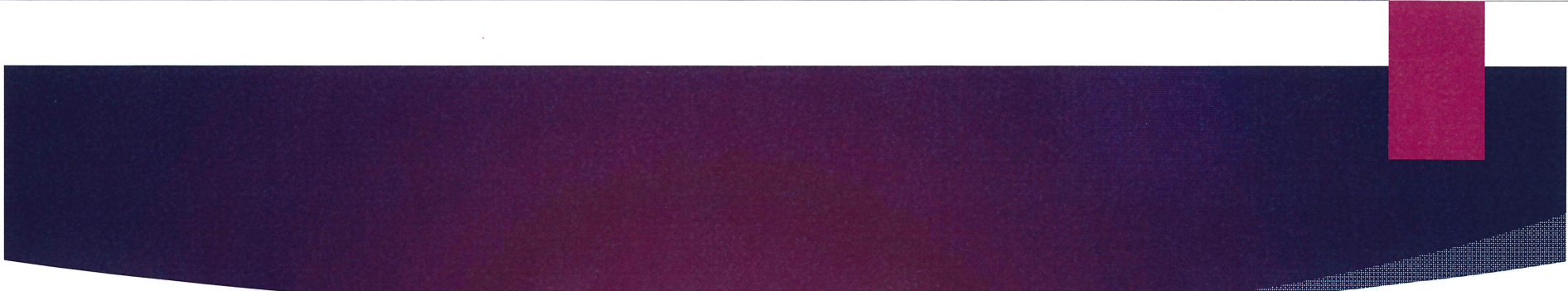
ZONING OFFICERS REPORT – 09-07-2021



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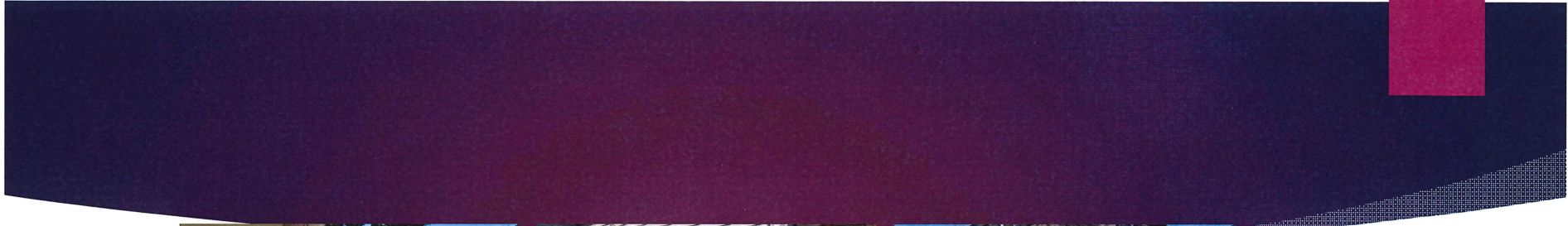
06-22-2020

- I RECEIVED A RESIDENT COMPLAINT WITH THE FOLLOWING PHOTO'S:



06-23-2020


- I RECEIVED A COMPLAINT FROM THE HPC WITH THE FOLLOWING PHOTOS:




07-22-2022

- A ZONING VIOLATION NOTICE WAS ISSUED NOTING THE FOLLOWING 12 ZONING VIOLATIONS:

1. CONSTRUCTION OF FENCES WITHOUT FIRST ACQUIRING ZONING APPROVAL.
2. FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (FENCES).
3. CONSTRUCTION OF A PATIO WITHOUT FIRST ACQUIRING ZONING APPROVAL.
4. FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (PATIO).
5. CONSTRUCTION OF STRUCTURES (WALKWAYS) ON THE PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL.
6. CONSTRUCTION OF STRUCTURES (WALKWAYS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL.
7. FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (WALKWAYS).
8. CONSTRUCTION OF STRUCTURES (LIGHT POSTS) ON THE PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL.
9. CONSTRUCTION OF STRUCTURES (LIGHT POSTS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL.
10. PRODUCING A STRONG, DAZZLING LIGHT OR A REFLECTION OF A STRONG, DAZZLING LIGHT OR GLARE BEYOND THE LOT LINES.
11. FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (LIGHT POSTS).
12. FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (STORAGE SHED).




Between 07-22-  
2020 and 07-30-  
2020

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- I SPOKE WITH MR. SWEENEY VIA TELEPHONE. PER OUR CONVERSATION I REQUESTED THAT MR. SWEENEY SUBMIT A LETTER OF REMEDIATION AS INDICATED IN THE ZONING VIOLATION NOTICE, AND A REQUEST FOR EXTENSION IF NEEDED.




07-30-2020

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- I RECEIVED AN EMAIL FROM MR. SWEENEY. IN THE EMAIL MR. SWEENEY INDICATES THAT HE WAS LEAVING ON VACATION THE FOLLOWING DAY, RETURNING ON 08-17-2020. HE REQUESTED A 30 DAY EXTENSION FROM 08-17-2020 TO 09-16-2020.





05-03-2021

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- I NOTICED THAT THE ZONING VIOLATION HAD NOT BEEN ADDRESSED. I SENT AN EMAIL TO MR. SWEENEY REQUESTING A STATUS ON THE ZONING VIOLATION NOTICE ISSUED ON 07-22-2020.

07-09-2021

- THE FOLLOWING SUMMONS' WERE ISSUED:
- 1. SC 020170 = CONSTRUCTION OF FENCES WITHOUT FIRST ACQUIRING ZONING APPROVAL.
- 2. SC 020171 = FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (FENCES).
- 3. SC 020172 = CONSTRUCTION OF A PATIO WITHOUT FIRST ACQUIRING ZONING APPROVAL.
- 4. SC 020173 = FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (PATIO).
- 5. SC 020174 = CONSTRUCTION OF STRUCTURES (LIGHT POSTS) ON THE PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL.
- 6. SC 020175 = CONSTRUCTION OF STRUCTURES (LIGHT POSTS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL.
- 7. SC 020176 = FAILURE TO ACQUIRE A CERTIFICATES OF APPROPRIATENESS FROM THE HISTORIC PRESERVATION COMMISSION (STORAGE SHED).

07-15-2021

- A ZONING PERMIT APPLICATION WAS RECEIVED.


07-20-2021

- THE ZONING PERMIT APPLICATION RECEIVED ON 07-15-2021 WAS REVIEWED AND DENIED WITH THE FOLLOWING ZONING VIOLATION REMEDIATION ACTION REQUIRED:
  1. REMOVAL OF THE FENCES CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE AUGUST 3, 2021.
  2. REMOVAL OF THE PATIO CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE AUGUST 3, 2021.
  3. REMOVAL OF THE STRUCTURES (WALKWAYS) CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE AUGUST 3, 2021.
  4. REMOVAL OF THE STRUCTURES (WALKWAYS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE AUGUST 3, 2021.
  5. REMOVAL OF THE STRUCTURES (LIGHT POSTS) CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE AUGUST 3, 2021.
  6. REMOVAL OF THE STRUCTURES (LIGHT POSTS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE AUGUST 3, 2021.

07-21-2021

- I RECEIVED A TELEPHONE CALL FROM SENATOR GOPAL'S OFFICE. PER THE SENATORS OFFICE, MR. SWEENEY FILED A COMPLAINT REGARDING THE ZONING VIOLATIONS AND SUMMONS HE RECEIVED REGARDING HIS PROPERTY. I PROVIDED THE SENATORS OFFICE WITH A TIME LINE OF EVENTS FROM THE INITIAL ZONING VIOLATION ISSUED IN JULY OF 2020 TO 07-21-2021, VIA TELEPHONE.

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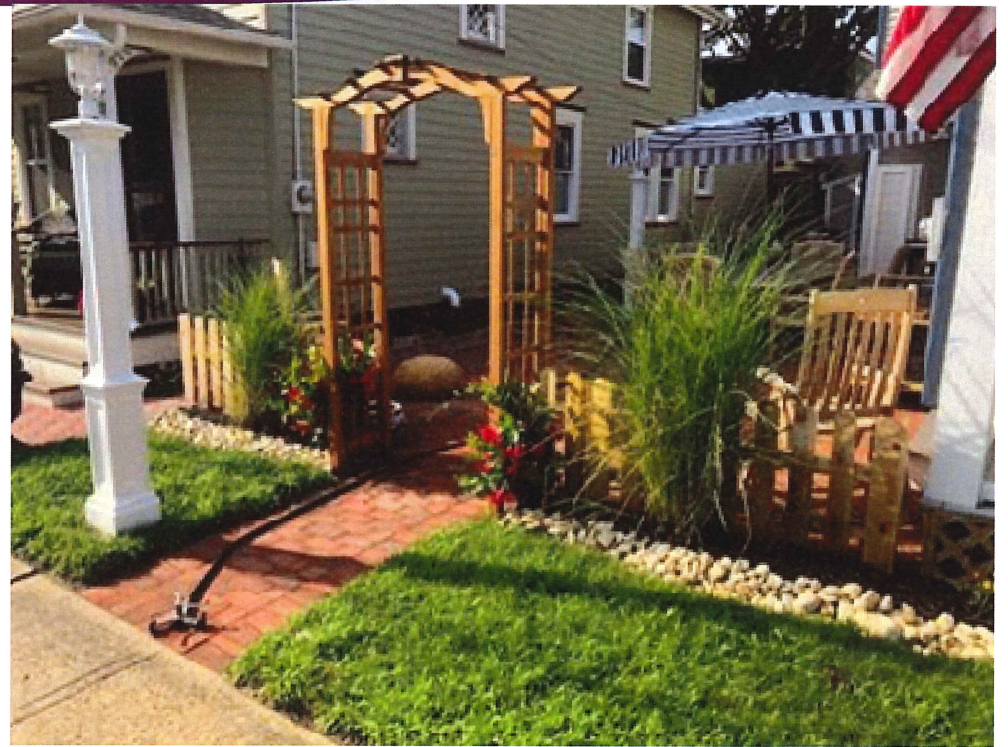


07-22-2021

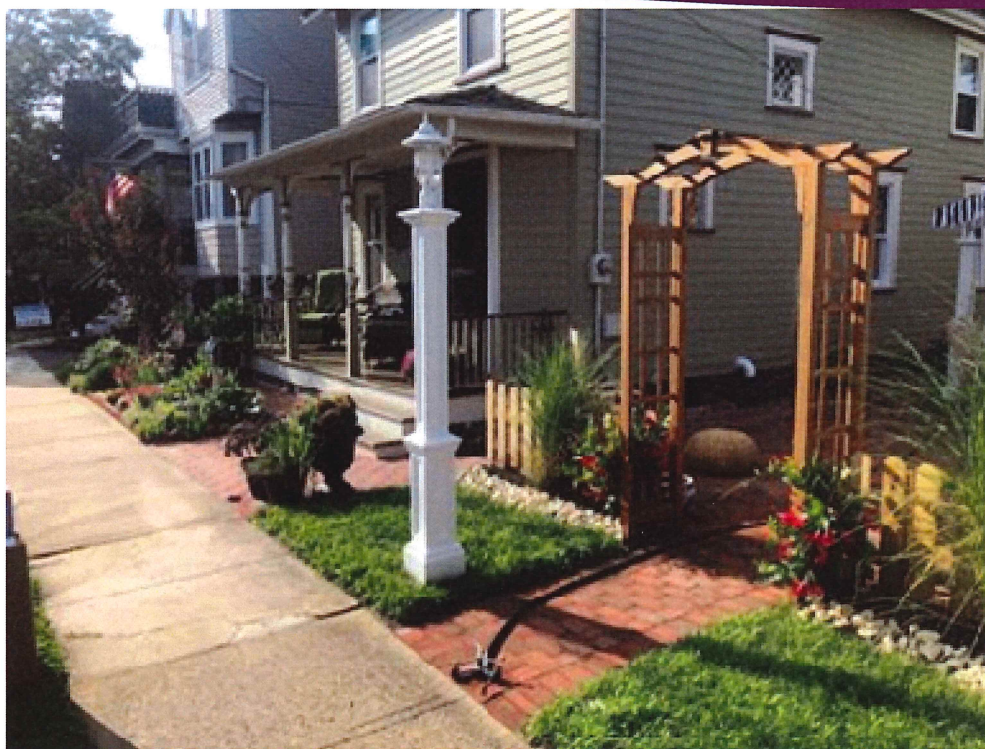


- I PERFORMED A SITE VISIT.

112 Embury Avenue 07-22-2021



112 Embury Avenue 07-22-2021





112 Embury Avenue 07-22-2021



112 Embury Avenue 07-22-2021




08-12-2021  
Virtual Court  
Appearance

- THE JUDGE GRANTED MR. SWEENEY 30 DAYS TO SUBMIT A COMPLETE ZONING PERMIT APPLICATION REMEDIATING THE ZONING VIOLATIONS ISSUED.




09-13-2021

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- IT WAS NOTED THAT THERE HAD BEEN NO SUBMISSION OF A ZONING PERMIT APPLICATION AS DIRECTED BY THE JUDGE IN MUNICIPAL COURT.




09-29-2021

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- MR. SWEENEY PRESENTED TO THE ZONING COUNTER ATTEMPTING TO SUBMIT AN INCOMPLETE ZONING PERMIT APPLICATION. THE APPLICATION WAS NOT RECEIVED. MR. SWEENEY WAS ASKED TO RETURN WITH A COMPLETE ZONING PERMIT APPLICATION.



10-05-2021

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- A ZONING PERMIT APPLICATION WAS RECEIVED.

10-08-2021

- THE ZONING PERMIT APPLICATION RECEIVED ON 10-05-2021 WAS REVIEWED AND DENIED WITH THE FOLLOWING ZONING VIOLATION REMEDIATION ACTION REQUIRED:
1. REMOVAL OF THE FENCES CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE 10-15-2021.
  2. REMOVAL OF THE PATIO CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE 10-15-2021.
  3. REMOVAL OF THE STRUCTURES (WALKWAYS) CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE 10-15-2021.
  4. REMOVAL OF THE STRUCTURES (WALKWAYS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE 10-15-2021.
  5. REMOVAL OF THE STRUCTURES (LIGHT POSTS) CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE 10-15-2021.
  6. REMOVAL OF THE STRUCTURES (LIGHT POSTS) ENCROACHING ONTO OCEAN GROVE CAMP MEETING ASSOCIATION CONSTRUCTED WITHOUT FIRST ACQUIRING ZONING APPROVAL ON OR BEFORE 10-15-2021.

## Please Note:

- THE ZONING DENIAL WAS NOT REFERRED TO THE ZONING BOARD OF ADJUSTMENT, DEPARTMENT OF ENGINEERING, OR THE HPC AS THE APPLICANT DID NOT PROVIDE SUFFICIENT INFORMATION ON SOME STRUCTURES TO DETERMINE IF COMPLIANCE WAS BEING MET.

SUCH STRUCTURES INCLUDE THE FOLLOWING:

- A FENCE HAD BEEN CONSTRUCTED IN THE REAR YARD AREA. INFORMATION REGARDING THE FENCE (LOCATION, HEIGHT AND TYPE) HAD BEEN OMITTED FROM THE ZONING PERMIT APPLICATION SUBMISSION.

- LIGHT POSTS HAD BEEN CONSTRUCTED ON THE PROPERTY AND ON THE NEIGHBORING PROPERTY OWNED BY THE OCEAN GROVE CAMP MEETING ASSOCIATION. SUFFICIENT PLANS HAD NOT BEEN SUBMITTED DISPLAYING COMPLIANCE OR NONCOMPLIANCE OF LAND DEVELOPMENT ORDINANCE SECTION 402-G, PERTAINING TO GLARE.

- ON 02-10-2020 THE PROPERTY OWNER RECEIVED ZONING APPROVAL TO CONSTRUCT A CONFORMING STORAGE SHED ON THE PROPERTY. IN COMPARING THE SUBMITTED SURVEY UPDATE/AS-BUILT BY LAKELAND SURVEYING DATED 10-28-2019 TO THE ZONING PERMIT APPLICATION SUBMITTED ON 02-06-2020 A NONCONFORMING STORAGE SHED HAS BEEN CONSTRUCTED ON THE PROPERTY. THE STORAGE SHED DOES NOT COMPLY WITH THE APPROVED SETBACKS. THE STORAGE SHED CONSTRUCTED IS NOT THE STORAGE SHED THAT RECEIVED ZONING APPROVAL. A NONCONFORMING STORAGE SHED HAS BEEN CONSTRUCTED ON THE PROPERTY WITHOUT FIRST ACQUIRING ZONING APPROVAL. NO NEW CONSTRUCTION PLANS WERE SUBMITTED FOR THE STORAGE SHED CONSTRUCTED.