

**From:** [George Waterman](#)  
**To:** [Kristie Dickert](#)  
**Subject:** 1526 Corlies Avenue - Zoning Officers Report to the Zoning Board of Adjustment  
**Date:** Tuesday, November 23, 2021 3:41:00 PM

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J.A.D. GROUP, LLC (John Deatcher)  
1526 Corlies Avenue

**ZONING VIOLATIONS NOTED:**

- Increasing the impervious coverage w/o first acquiring zoning approval.
- Construction of a nonconforming Driveway without first acquiring zoning approval.
- Disturbance of land w/o acquiring approval from the Department of Engineering.

**BACKGROUND:**

**03-02-2020:**

- A zoning permit application submission was entered into the system on 03-02-2020. The applicant described the proposed work in detail:

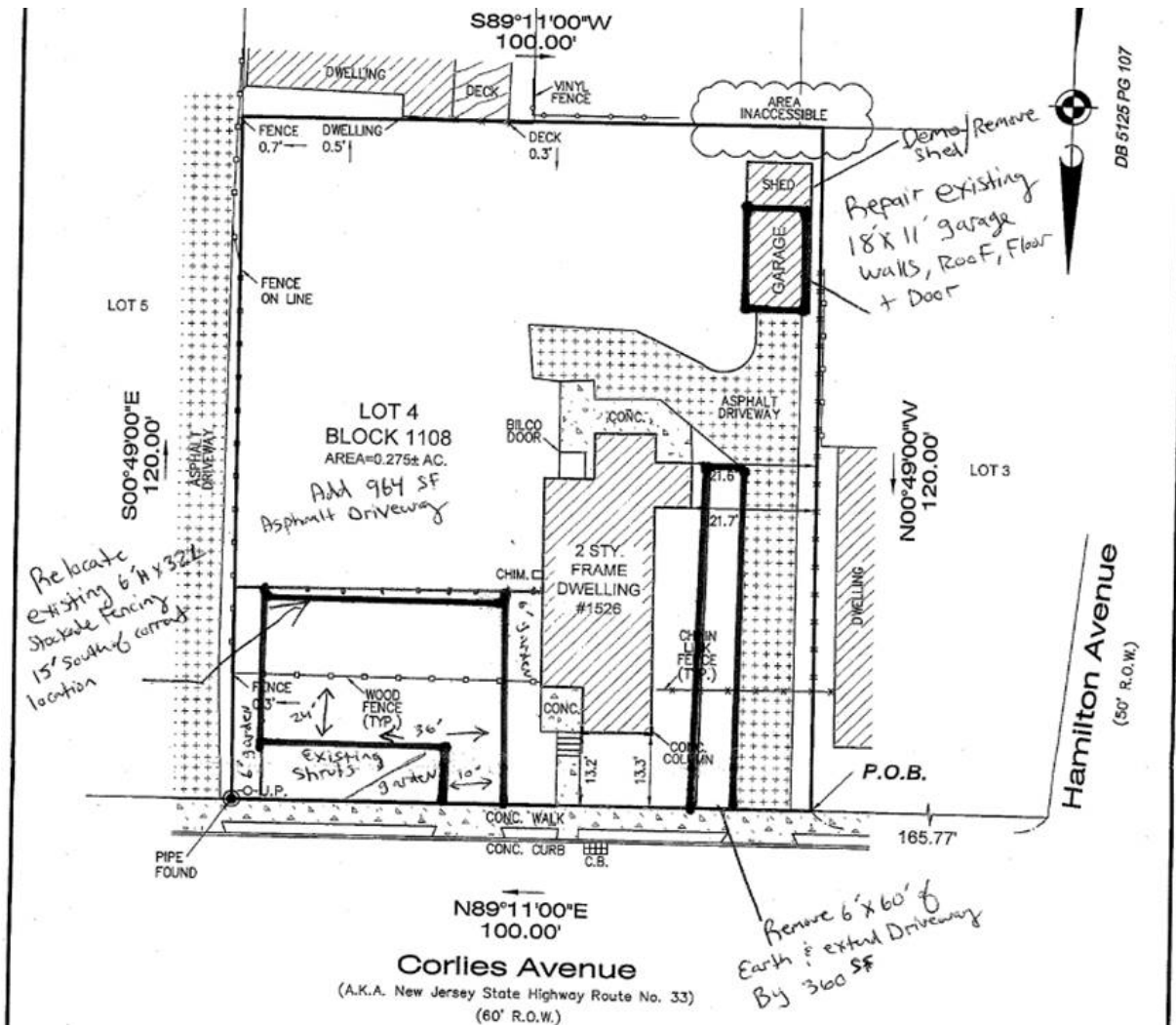
["Extend existing asphalt Driveway](#)

[Adding new asphalt Driveway](#)

[Relocating existing stockade fencing](#)

[Repairing existing garage](#)

[\(Please see plan for all details + Measurements\)"](#)



#### 03-04-2020:

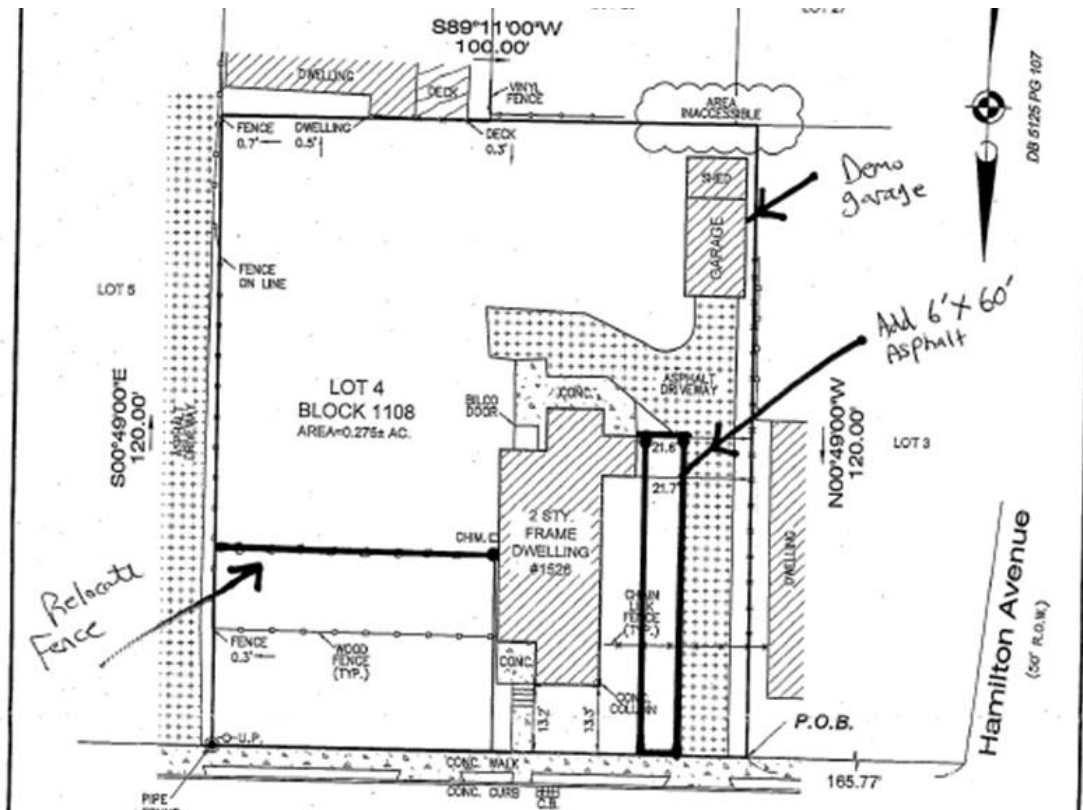
- The zoning permit application submitted on 03-02-2020 was reviewed, denied and referred to the Zoning Board of Adjustment. Variances were noted as being required for: a proposed 43' wide second Driveway, where a maximum of 22' is permitted; obstructions of the clear sight triangles; proposing an unknown amount of repairs to an existing Nonconforming Private Garage without proof of a natural calamity.

#### 03-11-2020:

- A zoning permit application submission was entered into the system on 03-11-2020. The applicant described the proposed work in detail:

"\*Please see attached sheet

- 1) extend Driveway 6'X60'
- 2) Add Fence
- 3) Demo garage."



#### 03-18-2020:

- The zoning permit application submitted on 03-11-2020 was reviewed and received zoning approval.

#### 04-01-2020:

- The Zoning Officer noted work being performed on the property in excess of what was approved. Zoning Officer spoke with the property owner and contractor on site. Zoning Officer indicated that the work being performed did not received zoning approval and advised both the property owner and contractor to stop doing work until zoning approval is acquired.







**05-19-2020:**

- Zoning Officer noted that the property owner kept doing work at his own discretion, and performed a site visit.



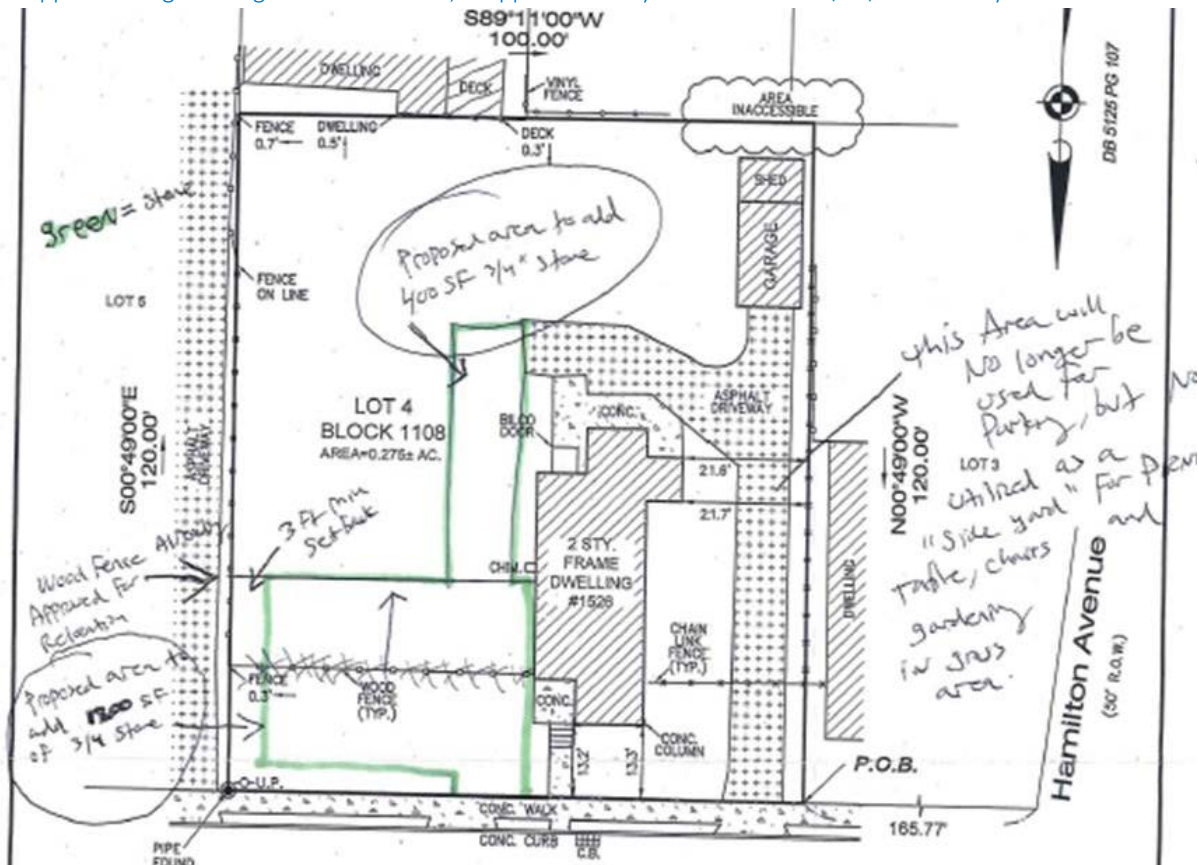


- Zoning Officer issued the following summons for one offense occurring on 05-19-2020:
  - SC-019741 = Increasing the impervious coverage w/o first acquiring zoning approval.
  - SC-019742 = Construction of a nonconforming Driveway without first acquiring zoning approval.
  - SC-019743 = Disturbance of land w/o acquiring approval from the Department of Engineering.

#### 05-27-2020:

- A zoning permit application submission, to address the proposed remediation of the zoning violation issued, was entered into the system on 05-27-2020. The applicant described the proposed work in detail:

"Propose to use the East side of property instead of West side as the designated parking area. A total of 1600 sf additional impervious lot coverage, via  $\frac{3}{4}$ " stone, equaling 2860 sf proposed lot coverage (24%). There is a total of 940 sf bldg coverage (8%) = 32% total lot coverage. I know you told me that I am only allowed 1 parking area/driveway per primary residence, and I fully intend on sticking to that plan and utilizing the blacktop driveway as primary parking and the left side as garden/yard. I misjudged how difficult it would be for 3 cars to maneuver and pull out to Rt 33 safely using that driveway, so I chose to use the left side instead and designated the blacktop area as the side "yard". I even posted a "NO PARKING" sign on the fence and put lawn furniture there to be sure that nobody would attempt to use for parking/driving. I thought that since you told me I may only have 1 primary driveway, that this change would still be in compliance. I realize now that I should have submitted for approval for that change. I was also under the impression that the stone was pervious. I was obviously wrong about that as well. I certainly wasn't planning on doing this "under the radar". I'm right on Rt 33 and know I'm well seen. I apologize for doing this work and making this change without submitting a request first. If I may add, I WAS planning on doing so. I just felt it was urgent, to make this change quickly, due to safety reasons. I never thought I'd be ticked so quickly for this. I'm hoping we can resolve this without having to go through the courts. I'm willing to appeal through Zoning board. But If not, I suppose I'll see you in court on 06/11/20. Thank you."



#### 06-01-2020:

- The zoning permit application submitted on 05-27-2020 was reviewed, denied and referred to the Zoning Board of Adjustment. It was noted in the zoning review notes that the survey of the property had not been updated to reflect the existing condition, with the proposed remediation actions drawn to scale. Variances were noted as being required for: the constructed 42' wide second Driveway. It was noted in the zoning review notes that the property remained in zoning violation. The noted zoning violation remediation action required stated the applicant was to submit a complete application to the Zoning Board of Adjustment on or before 06-08-2020, and acquire a determination from the Zoning Board of Adjustment within 90 days of 06-01-2020.

**06-18-2020:**

- VIRTUAL COURT APPEARANCE = A plea offer of \$5,000 fine; \$2,500 suspended subject to Board of Adjustment approval in 90 days. Attorney Lisa Krenkel requested an adjournment of this matter and she would be in contact with Township Attorney or the Zoning Officer. Judge granted the request for adjournment.

**06-30-2020:**

- Township Attorney contacted the Zoning Officer with regards to communication with Attorney Lisa Krenkel. Zoning Officer attempted to call Ms. Krenkel twice and left messages on 6/30/20.

**07-02-2020:**

- VIRTUAL COURT APPEARANCE = A plea offer of \$3,000 fine; \$1,500 suspended subject to Board of Adjustment approval in 90 days. Judge dismissed two of the three summons' issued and levied a fine of \$2,000; \$1,500 suspended, case adjourned for 60 days to see if application has been made and 90 days for motion for enforcement if no action taken.

**09-28-2020:**

- A zoning permit application submission, to address the proposed remediation of the zoning violation issued, was entered into the system on 09-28-2020. The applicant described the proposed work in detail:  
"The proposed activity includes construction of gravel driveway in the front/side yard. The proposed area is currently overgrown gravel. An existing curb curb cut & apron will provide access from Corlies ave. The existing alternate Driveway will be barricaded from use, by three large proposed planters."



- A site inspection was performed on the property.





- The zoning permit application submitted on 09-28-2020 was reviewed, denied and referred to the Zoning Board of Adjustment. It was noted in the zoning review notes that the survey of the property had not been updated to reflect the existing condition, with the proposed remediation actions drawn to scale. Variances were noted as being required for: the constructed 42' wide second Driveway. It was noted in the zoning review notes that the property remained in zoning violation.

#### **10-20-2020:**

- Township Attorney called the Zoning Officer requesting status on application to the Board. Zoning Officer responded that the zoning permit application was reviewed and denied on 10-14-2020. Zoning Officer further noted that the survey of the property had not been updated to reflect the existing condition, identifying that portions of the crushed stone Driveway, with grass now growing through it, was not identified on the survey. This information would need to be updated and corrected for the Zoning Board of Adjustment application. Township Attorney filed a motion of enforcement.

#### **11-19-2020:**

- VIRTUAL COURT APPEARANCE = Township Attorney recommended enforcement, seeking \$1,500 balance on the plea agreement, as no application has been made to the Zoning Board of Adjustment. Attorney requested an adjournment. Judge granted 30 day adjournment.

#### **12-22-2020:**

- Township Attorney submitted a letter to the court requesting a status on the court hearing.

**01-07-2021:**

- VIRTUAL COURT APPEARANCE = Attorney Lisa Krenkel indicated that an updated survey has been ordered.

**02-11-2021:**

- VIRTUAL COURT APPEARANCE = Attorney Lisa Krenkel advises application has been submitted to Zoning Board of Adjustment. Judge adjourned for 30 days to confirm that the application to the Zoning Board of Adjustment has been deemed complete.

**04-15-2021:**

- VIRTUAL COURT APPEARANCE = Judge issued a failure to appear. Case adjourned for 20 days.

**04-29-2021:**

- VIRTUAL COURT APPEARANCE = Judge issued a failure to appear. Case adjourned for 14 days.

**06-09-2021:**

- Board Administrative Officer indicated the Board of Adjustment hearing is scheduled for 10-01-2021.

**09-02-2021:**

- VIRTUAL COURT APPEARANCE = Judge issued a failure to appear. Case adjourned for 20 days.

**09-30-2021:**

- VIRTUAL COURT APPEARANCE = Judge issued a failure to appear. Case adjourned for 20 days.

**11-01-2021:**

- Township Attorney emailed Board Administrative Officer on status of application to the Board.

**11-02-2021:**

- Board Administrative Officer responded that the matter has been carried to December 2021

**11-04-2021:**

- VIRTUAL COURT APPEARANCE = Attorney Lisa Krenkel requests 30 day adjournment for Zoning Board of Adjustment decision.

Regards,

George Waterman  
Assistant Land Use Administrator  
Township of Neptune  
25 Neptune Boulevard  
Neptune, NJ 07753

Phone: 732.988.5200 ext. 217  
Fax: 732-988-4259  
[gwaterman@neptunetownship.org](mailto:gwaterman@neptunetownship.org)

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