

# Zoning Permit



DENIED  
 BY: KD DATE: 12/4/24

|   |   |
|---|---|
| <input type="checkbox"/> ACCESSORY STRUCTURE (\$35)   | <input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)                                       |
| <input type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)   | <input type="checkbox"/> RETAINING WALL (\$35)  |
| <input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35) | <input type="checkbox"/> SIGN (\$35)  |
| <input type="checkbox"/> DRIVEWAY (\$35)  | <input type="checkbox"/> SOLAR PANEL (\$35)   |
| <input type="checkbox"/> FENCE (\$35)   | <input type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35) |
| <input type="checkbox"/> HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)  | <input type="checkbox"/> STORAGE SHED (\$35)  |
| <input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)   | <input type="checkbox"/> SUBDIVISION (\$35)   |
| <input type="checkbox"/> INTERIOR REMODELING (\$35)   | <input checked="" type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)                           |
| <input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)   | <input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)   |
| <input type="checkbox"/> OTHER: _____ (\$35)  |   |

\*Indicate location, height, and type of fence or wall on survey / plot plan.

**PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION**

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

**PLEASE NOTE:** If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

**PLEASE PRINT CLEARLY:**

|   |   |                      |
|---|---|----------------------|
| 1. Block: 415   | Lot: 15                                       | Zoning District: R-4 |
| 2. Property Address: 1203 06TH AVE 1/2                          |   |                      |
| 3. Current Property Owner Information:                          |   |                      |
| <b>(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)</b>              |   |                      |
| Name: KUNZ, KENNETH   | Applicant Information: POOL TOWN Inc          |                      |
| Address: 1203 06TH AVE 1/2                                      | Address: 5500 RT 9 SOUTH                      |                      |
| NEPTUNE, NJ 07753   | HOWELL NJ 07731                               |                      |
| Phone: _____  | Phone: (732)505-9000                          |                      |
| Email Address: _____  | Email Address: FALLONV@pooltown1.com          |                      |
| 4. Present zoning use of the property: Single Family Residence  |   |                      |
| 5. Proposed zoning use of the property: Single Family Residence | <input checked="" type="checkbox"/> Unchanged |                      |

# Zoning Permit

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

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 #: \_\_\_\_\_

(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0 % Lot Coverage: 0 %

-----FOR OFFICE USE-----

## Zoning Review Notes:

12/04/2024 The property is located within the R-4 Zoning District.

The owner/applicant have indicated that the existing and proposed zoning use of the property is a "Single-Family Dwelling". The current zoning use of the property is a Nonconforming Detached Single-Family Residence. There is no proposed change in use.

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

The applicant has submitted this application for the proposed installation of a 10 x 20 inground pool, filter, gas heater, and 3' concrete around pool.

## ZONING NOTES:

LDO-411.12. Swimming Pools, Hot Tubs and Tennis Courts.

Swimming pools, hot tubs and tennis courts shall be permitted on all lots used for single family dwellings in residential districts and on any tract developed for multi-family development. Swimming pools, hot tubs and tennis courts are considered accessory structures, and shall require an approved zoning permit prior to construction, and shall be subject to the following provisions:

A. Location. Any swimming pool, hot tub or tennis court shall only be permitted in a rear or side yard area.

- The applicant is proposing the inground swimming pool in the rear yard area.

considered impervious. Swimming pools, hot tub and tennis courts shall be subject to the applicable lot coverage requirements set forth in this Chapter. Any area paved with concrete, asphalt, brick or other solid surface which functions as a walkway to or completely surrounds a swimming pool or tennis court shall also be considered impervious.

- The applicant indicates the existing total lot coverage to be 827.5 s.f. or 22.1%; this is incorrect as it appears the existing total lot coverage is 49% where 65% is permitted.

C. Setbacks. No part of the surface area of a swimming pool, hot tub or tennis court, including structures attached thereto, or any pool filtering equipment whether or not such is attached, shall be closer than 10 feet to any side or rear lot line. Any impervious area which functions as a walkway to or completely surrounds a swimming pool or tennis court shall be set back a minimum of three feet from any lot line.

**- The applicant is proposing a 7 foot side yard setback to the inground swimming pool which does not comply with the Land Development Ordinance.**

**- The applicant is proposing a 3 foot side yard setback to the proposed filtering equipment which does not comply with the Land Development Ordinance.**

D. Swimming Pool Fencing. A continuous fence consisting of a minimum of four feet in height shall enclose the perimeter of the entire swimming pool area. Such fence shall be designed to securable control access to the swimming pool area. Where such fence is located on a corner lot, and the fence on the side facing the street is non-solid, that portion of the fence shall be adequately screened with evergreen shrubs not less than four feet in height.

**- The applicant is not proposing any fencing to enclose the swimming pool in accordance with the Land Development Ordinance requirement.**

F. Swimming Pool Drainage. No swimming pool shall drain into a public sanitary sewer or be located in such a manner that water from the pool or filtering equipment drains onto another property.

- Requires review by the Department of Engineering.

**The applicant is DENIED zoning for the above-referenced construction.**

**Zoning Board of Adjustment, Engineering Department, and Construction Department review and approval is required.**

#### Status

Approved ☐ Denied ☒

#### Referrals

Construction ☒ HPC ☐ Engineering ☒ Planning Board ☐ Zoning Board ☒ Mercantile ☐ Code Enforcement ☐