



Fee Date: 11/12/2019
Check #: 2404
Cash: 0

ZONING PERMIT

ID: 551789496

Date: 11/14/2019

Fee: \$ 35.00

PROPOSED WORK

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

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.**

- Location of property for which zoning permit is desired:**
Street Address: 1824 COLUMBUS AVE **Block:** 617 **Lot:** 39 **Zone:** B-1
- Applicant Name:** Daryl Jackson **Phone No.** (908)489-9133 **Fax No.**
Applicant's Address: 215 Cotter Avenue NEPTUNE, NJ 07753
Email:
- Property Owner Name:** MUCCHIELLO, FRANK & MARGUERITE **Phone No.** (973)338-8449 **Fax No.**
Property Owner's Address: 103 JOHNSON AVENUE BLOOMFIELD, NJ 07003
Email:
- Present Approved Zoning Use of the Property:** Nonconforming Automotive Detailing Shop
- Proposed Zoning Use of the Property:** SUBDIVISION: One (1) lot for the Nonconforming Automotive Detailing Shop, and three (3) lots, each f
- 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.**

"Applicant proposes demolition of existing commercial detailing shop. Construction of a new larger commercial building with added parking lot. Subdivision of remaining property to allow for three (3) single family houses."

- 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:

11/14/2019 The property is located within the B-1 Zoning District. The present approved zoning use of the property is a Nonconforming Automotive Detailing Shop.

The Automotive detail shops use (811192 Car Washes) comprises establishments primarily engaged in cleaning, washing, and/or waxing automotive vehicles, such as passenger cars, trucks, and vans, and trailers.

The applicant describes the proposed work in detail:

"Applicant proposes demolition of existing commercial detailing shop. Construction of a new larger commercial building with added parking lot. Subdivision of remaining property to allow for three (3) single family houses."

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 422-B:

B. No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1. Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.
2. Normal maintenance and repair of a structure containing a non-conforming use is permitted, provided that it does not extend the area or volume of space occupied by the non-conforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.
3. A building containing residential non-conforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling unit.

ZONING NOTES:

- The applicant is proposing to demolish the principal structure and existing driveway.
- The applicant is proposing to maintain the Nonconforming Automotive Detailing Shop use on the property.
- The applicant is proposing to construct a new building, driveways and parking lots, and landscaping.
- The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

SIGN REQUIREMENTS:

Per Land Development Ordinance section 416.07-A:

A. In commercial, industrial and mixed use zones one freestanding sign in accordance with the following standards shall be permitted.

1. Where a lot has multiple street frontages, then two (2) freestanding signs subject to the following standards shall be permitted. Where two (2) freestanding signs are permitted by virtue of multiple street frontage, each permitted sign shall be allowed to have the maximum square footage allowed based on the

formulas shown below. In addition, the sign area allowed may be transferred from one (1) sign to another; provided, that no freestanding sign shall exceed four hundred square feet in area.

ZONING NOTES:

- The applicant is proposing to construct one (1) freestanding sign on the property.

2. Where multiple signs are permitted because of multiple street frontages, the signs may be erected on the same street frontage.

ZONING NOTES:

- N/A

3. For double-faced signs, each sign face can have the maximum square footage allowed.

ZONING NOTES:

- The applicant is proposing to construct a double-faced sign.

4. Landscaping. All freestanding signs shall be placed within landscaped areas.

ZONING NOTES:

- The applicant is proposing landscaping around the freestanding sign.

5. Permitted Areas. (refer to chart)

ZONING NOTES:

- The applicant is proposing to construct a single use building with a floor area of 4000 SF.

- The maximum permitted sign size is 84.98 SF. The applicant is proposing a 50 SF sign.

6. Setback. Freestanding signs shall be setback from the property line $\frac{3}{4}$ of the height of the sign.

ZONING NOTES:

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant sign plans are not drawn to scale. Unable to calculate compliance with the proposed sign setback. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

7. Height. (refer to chart)

ZONING NOTES:

- The applicant is permitted a maximum sign height of 15'.

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant sign plans are not drawn to scale. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

Per Land Development Ordinance section 416.07-B-1:

B. Wall-mounted signs. Wall-mounted signs may be constructed as follows (see also Appendix D):

1. Single tenant structures.

(a) Size: 48 square feet, or one-and-two tenths (1.2) square feet for each lineal foot of wall face that the sign is mounted on, whichever is less.

ZONING NOTES:

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant did not submit construction plans for the proposed wall mounted sign. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

(b) Mounting Height: 15' maximum and not to extend above the roof line

ZONING NOTES:

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant did not submit construction plans for the proposed wall mounted sign. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

(c) Quantity: 1 maximum

ZONING NOTES:

- The applicant is proposing to construct two (2) wall mounted signs.

(d) Horizontal sign dimension: 12' maximum

ZONING NOTES:

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant did not submit construction plans for the proposed wall mounted sign. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

Per Land Development Ordinance section 416.07-B-3-(a):

3. Secondary wall-mounted signs.

(a) Business uses that have a side or rear building facade fronting on a parking lot or face a secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign. This provision shall not apply in situations where a parking lot is located between a building and a public street.

ZONING NOTES:

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant did not submit construction plans for the proposed secondary wall mounted sign. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

SUBDIVISION:

- The applicant is proposing to subdivide the property generating one (1) lot for the Nonconforming Automotive Detailing Shop, and three (3) lots, each for the Detached Single Family Residence use. The Detached Single Family Residence use is not a listed permitted use within the B-1 Zoning District. Zoning Board of Adjustment approval is required.

- The applicant indicates proposed residences on each proposed Detached Single Family Residence use. The applicant did not submit the required construction plans for each proposed residence. Zoning Board of Adjustment approval is required for the indicated proposed residences.

LAND USE RESTRICTIONS AND EASEMENTS:

Per Land Development Ordinance section 510-F:

Land use restrictions shall be required as applicable when a proposed development includes one or more of the restrictions contained herein. Land use restrictions shall be recorded with the Monmouth County Recording Officer as deeds of easements or shall be placed on final plats for such recording, as appropriate. Other land use restrictions. Restrictions or easements of other governmental agencies with jurisdiction of the application for development shall conform to any requirements of the appropriate agency or authority.

ZONING NOTES:

- The applicant is proposing landscaping within the indicated "10' WIDE EASEMENT TO NEPTUNE TWP." No requirements of the agency or authority were submitted with this zoning permit application.

NEW COMMERCIAL PROPERTY AND BUILDING:

Per Land Development Ordinance section 201:

Lot, Corner – A lot at the junction of and abutting on two (2) or more intersecting streets where the interior angle of intersection does not exceed one hundred thirty-five (135) degrees. A lot abutting a curved street shall be deemed a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than one hundred thirty-five (135) degrees. The front yard area of a corner lot will be established by the location of the front door. The lot line opposite the front lot line will be considered the rear lot line and the other two lot lines will be considered side lot lines.

ZONING NOTES:

- The applicant does not indicate the location of the front door on the submitted subdivision plan. Unable to determine the front, side and rear yard lot lines. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant did not submit construction plans for the proposed commercial building. Unable to determine compliance with bulk requirements. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment, Engineering, and Construction Department approvals are required.

Approved

Denied

Referrals

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement