

COMPLETENESS CHECKLIST FOR USE AND/OR BULK VARIANCES (Revised 5/13/13)

Section §802B. Completeness Checklist for Use Variance and Bulk Variance Request.

Prior to issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | <u>C</u> | <u>N</u> | <u>N/A*</u> | <u>W*</u> | <u>ONLY FOLDED PLANS WILL BE ACCEPTED</u> |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form which must include the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Applicant's name, address, telephone number, facsimile number, and e-mail address (if applicable). <input checked="" type="checkbox"/> Property Owner's name, address, telephone number, facsimile number, and e-mail address (if applicable). <input checked="" type="checkbox"/> Applicant's interest in the property. <input checked="" type="checkbox"/> Name, address, telephone number, facsimile number, and e-mail address (if applicable) of the Applicant's attorney (if represented) as well as any and all other professional representative(s). <input checked="" type="checkbox"/> Street address of the property <input checked="" type="checkbox"/> Tax lot and block numbers of the property <input checked="" type="checkbox"/> Zoning District in which the property is located. <input checked="" type="checkbox"/> Description of the property <input checked="" type="checkbox"/> Description of the proposed development. <input checked="" type="checkbox"/> Type of application <input checked="" type="checkbox"/> Provide identification of subject property/properties' Special Flood Hazard Area Zone <input checked="" type="checkbox"/> Executed copy of "Authorization & Consent Form" Part "C" <input checked="" type="checkbox"/> Executed copy of "Certificate of Ownership" Part "D", if applicable <input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable <input type="checkbox"/> Applicant/Owner to provide verification of taxes paid (this will be further verified by the Administrative Officer). <input checked="" type="checkbox"/> Executed copy of "Escrow Agreement" Part "E" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit Denial [not required for subdivisions] |
| | | | | 4. Required Plans folded, no larger than 30"x42": |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies with initial submission and each subsequent submission for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper sets of the plans plus one (1) reduced-size paper set of the plans no larger than 11"x17", and one (1) CD containing the plans in .pdf format must be submitted to the Board Office for distribution. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with Section §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement.(for Use Variance only) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>\$100.00</u> Escrow Deposit \$ <u>\$950.00</u> |

In accordance with fee schedule.

C = Complete N = Incomplete N/A = Not Applicable

* Any request for a "WAIVER" must include a written explanation for the request.

Neptune Township
25 Neptune Blvd.
Neptune, New Jersey 07753
732-988-5200 ext. 278 Fax 732-988-4259
www.neptunetownship.org



Application # _____ / ____ / ____
Date Filed _____ / ____ / ____
Hearing Date _____ / ____ / ____

Application for Use and/or Bulk Variances

Type of Variance Requested:

- Bulk Variance [front, side/rear setback, other] Specify Variance/Waiver for Steep Slopes/Slopes for the construction of a Pool at 108 Clinton Place, Block 5411, Lot 10, Township of Neptune. Applicant requests permission to regrade the property and to construct retaining wall/retaining walls to redevelop slopes that are both greater than 25% and that are between 15% and 25% as shown on the Plot Plan, Grading Plan, and Steep Slopes Map annexed to this Application.
- Bulk Variance [Lot Coverage] N/A
- Use Variance [proposal not permitted in zone] N/A
- Appeal/Interpretation of Decision N/A
- Other, Specify Regrading and redevelopment of steep slopes along with the construction of retaining walls. Applicant also requires any additional waivers and/or variances as may be required in connection with the construction of a pool and amenities related to same on the lot.

1. Property Address: 108 Clinton Place

2. Block 5411 Lot 10

3. Property is located in R-2 Zoning District according to the Neptune Twp. Land Ordinance.

4. Name of applicant: Robert P. Kochel and Kathleen Kochel, Husband and Wife

Mailing address: 108 Clinton Place, Neptune, NJ 07753

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: [REDACTED]

5. Name of owner: Same as Applicant

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

6. Name of contact person: Jeffrey P. Beekman, Esq., The Beekman Law Firm, LLC

Mailing address: 47 Main Avenue, P.O. Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 Fax # 732-774-6989 Cell # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

7. Interest of applicant, if other than owner: Applicant and Owner are the same

Detailed Information:

- Existing use of property: Single Family Residential Dwelling
- Proposed use of property: Single Family Residential Dwelling (with pool to be constructed as accessory structure)
- Special Flood Hazard Area: N/A to best of Seller's and Seller's professional's knowledge as it relates to the proposed construction area only; some of property may be located in a Special Flood Hazard Area, but such area is not affected by this proposal.

Principal Use:

	Required and/or Permitted	Existing	Proposed
Lot Size	10,000 sq.'	12,342 sq.'	12,342 sq.'
Lot Coverage	40%	18.0%	21.1%
Building Coverage	30%	12.3%	12.3%
Building Height	N/A	N/A	N/A
Front Setback	N/A	N/A	N/A
Rear Setback	N/A	N/A	N/A
Side Setback	N/A	N/A	N/A
Combined Side Setback	N/A	N/A	N/A

(If multiple lots and/or buildings, please attach additional detailed listing)

Accessory: (If Applicable) Pool & Patio w/ retaining wall and regrading of slopes and steep slopes

	Permitted	Existing	Proposed
Lot Size	10,000 sq.'	12,342 sq.'	12,342 sq.'
Lot Coverage	40%	18.0%	21.1%
Building Coverage	30%	12.3%	12.3%
Building Height	N/A	N/A	N/A
Front Setback	N/A	N/A	N/A
Rear Setback	10'	N/A	18.72'
Side Setback	10'	N/A	20.72'
Combined Side Setback	20'	N/A	59.97'

(If multiple lots and/or buildings, please attach additional detailed listing)

8. Has there been any previous applications involving these premises Yes No

If so when _____

Result of decision _____

9. Justification/Reason(s) for variance(s) requested [be as specific as possible attach additional sheets as necessary]

Applicant is proposing accessory structure that fully conforms with the zoning ordinance, and but for the existing steep slopes, a variance and application to the Board of Adjustment would not be required. Applicant's engineer has constructed the grading and steep slopes plan to address the steep slopes so as not to impact the lot and any adjoining lots or neighbors in a way that the lot can accommodate such changes without detriment to the surrounding neighborhood.

10. If a Zoning denial has been received as part of this application, please attach.

Zoning Denial has been denied, though not related to zoning. It could not be approved because of the steep slopes, which is beyond the purview of review by a Zoning Officer, and is an engineering aspect of the application.

The required submission for all applications to be complete is twenty-five (25) copies of completed application form inclusive of any supporting information; and twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11" x 17" sheet(s).


* See Section 802B. Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Kathleen Kochel _____ being of full age, being duly sworn according to
(Insert Applicant's Name)

Law, on oath depose and says that all the above statements are true.



(Original Signature of Applicant to be Notarized)

Kathleen Kochel

(Print Name of Applicant)

Sworn and subscribed before me this
29th day of September, 2020



Signature of Notary Public

JEFFREY P. BEEKMAN, ESQ. [NOTARY SEAL]
ATTORNEY AT LAW OF NJ

**OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER**

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE Zoning Board of Adjustment
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Kathleen Kochel, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

108 Clinton Place, Neptune, NJ 07753, Block 5411, Lot 10 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)


SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

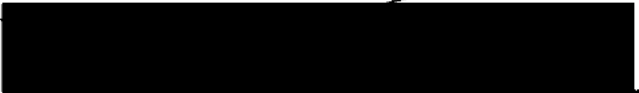
"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 5411 LOT(S) 10

ALSO KNOWN AS 108 Clinton Place, Neptune, NJ 07753
(Insert physical address of the subject property)

I/WE AUTHORIZE Kathleen Kochel
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).


(Original Signature of Owner to be Notarized)
Kathleen Kochel


(Original Signature of Owner to be Notarized)
Robert P. Kochel

Sworn and subscribed before me this

29th day of September, 2020


Signature of Notary Public

JEFFREY P. BEEKMAN, ESQ. [NOTARY SEAL]
ATTORNEY AT LAW OF NJ

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: _____

9/29/2020



Signature of Property Owner

Kathleen Kochel

STATEMENT FROM TAX COLLECTOR

Block 5411 Lot 10

Property Location 108 Clinton Place, Neptune, NJ 07753

Status of municipal taxes _____

Status of assessments for local improvements _____

Date: _____

Authorized Signature of Tax Collector

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fees, Table 10.02 Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; applicant will be notified of any anticipated charges and the amount of the deposit required.


Payments shall be due within fifteen [15] days of receipt of the request for additional Escrow Funds. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

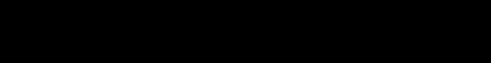
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of Neptune Township's Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: Kathleen Kochel
[please print]

Property Address: 108 Clinton Place, Neptune, NJ 07753 Block 5411 Lot 10

Applicant's Name: Kathleen Kochel [Print Name]  [Signature of Applicant]

Owner's Name: Robert P. Kochel and Kathleen Kochel, Husband and Wife [Print Name]  [Signature of Owner]

Date: September 29, 2020

~~Kathleen~~ Kochel
Robert