



Fee Date: 09/22/2020

Check #: 1402

Cash: 0

### ZONING PERMIT

ID: 553406581

Date: 10/05/2020

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 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 checked="" 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 type="checkbox"/> Zoning Determination  |
| <input checked="" 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](http://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.

1. Location of property for which zoning permit is desired:

Street Address: 20 GULLY RD Block: 4401 Lot: 52 Zone: R-2

2. Applicant Name: FRED PATTERSON Phone No. [REDACTED] Fax No.

Applicant's Address: 40 CHANCELLOR COURT BERKELEY TOWNSHIP NJ 08757

Email: [REDACTED]

3. Property Owner Name: MC DONNELL, BARBARA A Phone No. [REDACTED] Fax No.

Property Owner's Address: 2 GOOSE COVE LANE RAMSEY, NJ 07446

Email: [REDACTED]

4. Present Approved Zoning Use of the Property: Vacant Lot

5. Proposed Zoning Use of the Property: Detached Single Family Residence

6. 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.

"Proposed construction of a single family dwelling. A bulk variance for steep slope disturbance in excess of that permitted per 421D.1 & D2"

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 # (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:

10/05/2020 This zoning permit application consists of:

- Two (2) copies of the Zoning Permit Application;
- One (1) Letter of Correspondence from Steve Gouin, Esq of FWH Associates;
- Two (2) copies of the Proposed Plot Plan by FWH Associates, dated 09-17-2020;
- Two (2) copies of the 15% Slope Exhibit by FWH Associates, dated 09-17-2020;
- Two (2) copies of the 25% Slope Exhibit by FWH Associates, dated 09-17-2020;

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

The property is located within the R-2 Zoning District. The present Zoning Use of the Property is a Vacant Lot.

The applicant describes the proposed work in detail:

"Proposed construction of a single family dwelling. A bulk variance for steep slope disturbance in excess of that permitted per 421D.1 & D2"

**The applicant does not describe all proposed work and structures as defined by the Land Development Ordinance in the detailed description and in the submitted plans.**

**In reviewing the submitted documents, it appears the applicant is proposing work in reference to:**

**- Zoning Permit Application Information Sheet;**

**- Definitions;**

- Demolition;
- Slope Regulations and Retaining walls;
- Retaining Walls;
- Zoning Schedule B: R-2;
- Driveway Design Standards;
- Plot Plans and As-Built Survey.

### **Zoning Permit Application Information Sheet:**

#### **With each Zoning Permit Application you are required to submit:**

(for all projects within the Historic Zoning Districts) three (3) copies of a current survey/site plan and three (3) sets of construction plans; **(for all projects outside of the Historic Zoning**

**District) two (2) copies of a current survey/site plan and two (2) set of construction plans.**

Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. **On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale)**, the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

#### **ZONING NOTES:**

**- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet.**

#### **Definitions:**

*as-built survey* – A property survey prepared and certified by a licensed land surveyor to reflect the actual location of structures and other improvements constructed on a property.

**basement** - Any area of a building having its floor located at or below a grade level on all sides.

**building** – Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.

**building coverage** – The percentage of the lot area that is covered by building area, which includes the total horizontal area when viewed in plan.

**building envelope** – An area, generally described by building setback lines, depicting the area within which the building(s) can be constructed.

**building footprint** – The horizontal area contained within the outer dimensions of the foundation walls of a building.

**building height** – The vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average height between the eaves and the ridge level for gable, hip, and gambrel roofs.

**building line** – A line formed by the intersection of an exterior wall of a building with the ground.

**building line, front** – A line parallel to the front yard line touching that part of a principal building closest to the front yard line, not including the dimensions of a porch structure.

**development** – The division of a parcel of land into two (2) or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land.

**disturb** - to dig, dredge, excavate, remove, deposit, grade, clear, level, fill or otherwise alter or change the location or contour of land or otherwise cause land to be exposed to the dangers of erosion.

**driveway** – A private right-of-way providing access for motor vehicles to a garage, dwelling or other building from a street or other right-of-way.

**excavation or cut** - any act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced or relocated.

**impervious cover** – Any structure, surface or improvement that reduces and/or prevents absorption of stormwater into land. Porous paving, paver blocks, gravel, crushed stone, crushed shell, elevated structures (including boardwalks), and other similar structures, surfaces or improvements are considered impervious cover. Grass, lawns or any other vegetation are not considered impervious cover.

**improvement** - any structure or any part thereof installed upon real property by human endeavor and intended to be kept at the location of such construction or installation.

**lot** – A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed, or build upon as a unit.

**lot coverage** - The percentage of lot area that is covered by impervious cover.

**lot depth** – The mean distance between the front and rear property lines of any lot, measured along a line either parallel to or making equal angles with the side lines.

**lot frontage** – The length of the street line of a lot.

**lot line** – A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

**lot line, front** - The lot line separating a lot from a street right-of-way. In the Historic District-Oceanfront District the lot line, front shall be the lot line between the leasehold lot in question and the Historic Flared Avenue Open Space. This line is also considered the inner sidewalk line.

**lot line, rear** - The lot line opposite and most distant from the front lot line. In the case of a corner lot, the lot line opposite the shorter front street line shall be considered the rear lot line.

**lot line, side** - Any lot line other than a front lot line or rear lot line.

**lot width** – A distance measured at the front yard setback line along a line perpendicular to parallel side lines or making equal angles with both converging side lines. Where a front yard is not required, the lot width shall be measured along the street line.

**parking space, off-street** – A paved or surfaced area for off-street motor vehicle parking.

**patio or terrace** – A level, landscaped, and/or surfaced area on a lot with a principal building and not covered by a permanent roof, less than twelve (12") inches above grade.

**principal structure** – A building in which the principal use of the lot on is conducted.

**principal use** – The primary or predominant use of any lot.

**retaining wall** – shall mean a structure that is designed and constructed to stabilize two generally horizontal surfaces which are vertically displaced, and which shall be either a landscape retaining wall or structural retaining wall:

1 a landscape retaining wall shall mean a retaining wall greater than eighteen (18) inches but less than four (4) feet in height, which does not support any site improvement within four (4) feet of the top of the wall.

2 a structural retaining wall shall mean a retaining wall greater than four (4) feet in height, or a retaining wall with any site improvement located within a distance from the top of the wall equal to the height of the retaining wall.

**steep slope** – areas on a lot where the inclination of the land's surface from the horizontal is fifteen percent (15%) or greater as measured over a ten (10) foot interval. Steep slopes which are twenty-five percent (25%) or greater as measured over a five (5) foot interval shall be considered critical slopes.

[NOTE: The previous definition has been added per Ordinance No. 03-035]

**setback** – The distance between a building and any lot line.

**setback line** – That line that is established at the required minimum distance from any lot line and that establishes the area within which the principal structure must be erected or placed.

**site plan** - A development plan of one or more lots on which is shown the existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, flood plains, marshes and waterways; the location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures and signs, lighting, and screening devices; and any other information that may be reasonably required in order to make an informed determination pursuant to this Ordinance.

**story** – That portion of a building consisting of at least seven (7) feet of vertical height, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. If the ceiling or underside of supporting members is less than four (4) feet above average grade of any space, then that space shall not be considered a story nor counted as floor area.

**story, one-half** – A space under a pitched roof at the top of a building, the floor of which is not more than two (2) feet below any plane, which will not qualify for living space under BOCA (Building Officials and Code Administrators International, Inc.).

**use** – The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

**yard** – An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth herein is to be unoccupied and unobstructed from the ground upward except as may be provided in this Chapter.

**yard, front** – An open, unoccupied space (unless occupied by a structure hereinafter specifically permitted) extending across the full width of the lot and lying between the street line and the building line. All yards abutting a street shall be considered a front yard. In the Historic District-Oceanfront District the yard, front shall be the yard between the building line and leasehold line abutting the Historic Flared Avenue Open Space.

**yard, rear** - An open, unoccupied space (unless occupied by an accessory structure) extending across the full width of the lot between the rear lot line and the building line.

**yard, side** - An open, unoccupied space (unless occupied by an accessory structure) extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the building line.

**zoning permit** – A document signed by the administrative officer (1) which is required by ordinance as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion, or installation of a structure or building and (2) which acknowledges such use, structure or

building complies with the provisions of the municipal zoning ordinance or variance therefrom duly authorized by a municipal agency pursuant to the Municipal Land Use Law.

## **Demolition:**

### **ZONING NOTES:**

**- The applicant shall remove all structures from the property, generating a vacant lot.**

## **Slope Regulations and Retaining Walls:**

Land Development Ordinance section 421 states:

A The purpose of these regulations is: (1) to minimize potential detrimental impacts that are associated with the disturbance of established vegetation on existing steep slopes; (2) to avoid creating new steep slopes where the potential for detrimental impacts are increased; and (3) to minimize potential detrimental impacts by regulating the scale, mass and location of retaining walls. Detrimental impacts means any adverse impact to: public safety and the general welfare; private or public property; or, any historic, cultural, scenic or other environmental resource caused by the destabilization of a slope area or retaining wall as a result of erosion slumping, runoff or other consequence.

B For the purposes of these regulations, "construction" shall mean any disturbance or improvement to land, including but not limited to buildings, structures, streets, driveways, parking areas, swimming pools, excavations, fill, grading, tree removal, stripping of vegetation and clearing, except that selective thinning of vegetation and site work approved by the approving authority for sidewalks and similar pedestrian ways, subsurface utility installations and drainage facilities shall not be considered construction.

C Steep slopes shall not be disturbed and retaining walls shall not be installed except where the applicant demonstrates that each disturbance and/or retaining wall is essential to the reasonable use of the property and that no adverse impact to adjoining properties will result from the proposed construction.

1 In the case of development applications before the Planning Board or the Zoning Board of Adjustment, the applicant shall submit a separate sheet as part of the overall development plan, identifying the extent of the steep slope disturbance and the use of retaining wall(s) and noting the justification(s) for the disturbance.

2 In the case of Zoning Permit Applications, the applicant shall submit a grading plan in accordance with the zoning permit requirements contained in Article XI of this Land Development Ordinance.

D Within any development, construction on steep slopes, as defined herein, shall be in accordance with the following provisions.

1 Construction on steep slopes of fifteen (15) percent or greater, but less than twenty-five (25) percent, shall be permitted in accordance with the following regulations:

(a) A maximum of thirty (30) percent of the total lot area in this slope category may be used for construction purposes; and,

(b) Construction shall not result in the creation of critical slope areas.

- 2 No construction shall be permitted in critical slope areas (slopes of 25 percent or greater) unless all of the following criteria are met:
- (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard;
  - (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet;
  - (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet;
  - (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and,
  - (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

### **ZONING NOTES:**

**- The applicant has included slope areas in the Townships right-of-way in their calculations. Only such areas within the confines of the property lines should be calculated.**

**- The applicant is proposing to use more than 30% of the total lot area in this slope category for construction purposes. The applicant does not display compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.**

E Where construction will disturb steep sloped areas and areas abutting steep slopes, the plan shall provide the following design features, as applicable to the situation:

1 Any grading or disturbance in an area of steep slopes or in an area abutting a steep slope shall stabilize the soil as required to avoid detrimental impacts.

2 An area abutting a steep slope may be disturbed or completely removed, provided:

- (a) The final grading does not result in a net increase in the total steep slope areas on the lot; and,
- (b) The removed soil is redistributed on site and/or removed from the site in accordance with other township requirements.

3 The area along the top of a steep slope may be filled and a retaining wall(s) constructed, provided the retaining wall(s) and all other construction activities conform to regulations set forth herein.

F Landscape Retaining Wall Setback Requirement. Landscape retaining walls shall not be located closer to a property line than one half (1/2) the height of the wall.

G Maximum Height of Structural Retaining Walls

1 The maximum height of any structural retaining wall, section of structural retaining wall, or tier of a structural retaining wall, shall be no greater than eight (8) feet, unless in a front yard setback area, in which case the maximum height shall be no greater than four (4) feet.

2 Multiple, staggered or tiered walls shall be considered single walls unless the minimum horizontal distance between the top of any single section or tier and the base (toe) of the next higher section or tier is not less than one and one-half (1-1/2) times the height of the lower section or tier. If there are more than three (3) single sections or tiers, the minimum distance between the top of any single section or tier and the base (toe) of the next higher section or tier shall be not less than two (2) times the height of the lower section or tier.

3 A structural retaining wall shall not extend in height for more than one (1) foot above the natural or approved finished grade at its top, unless proper surface drainage requires a greater height.



4 Any combination of a structural retaining wall(s) and a safety fence shall not exceed twelve (12) feet.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet), displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance. Denied zoning**

H Location of Structural Retaining Walls

1 A structural retaining wall (top or bottom) shall be located no closer to a property line than the height of the wall or wall segment closest to the property line, and the applicant's engineer shall certify that a failure of the structural retaining wall will not have an adverse impact on any adjoining property or public right-of-way.

2 Structural retaining walls shall not be located in any public rights-of-way or utility easements.

### **ZONING NOTES:**

**- The applicant indicates the proposed Structural Retaining Wall to be setback, 82' from the rear yard property line, and 52' and 52' from the side yard property lines.**

I Safety Requirements of Structural Retaining Walls. The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet), displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance. Denied zoning**

J Design. A licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment Engineer, whatever the case may be.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation,**

**displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance.**  
**Denied zoning**

K Inspection. A licensed structural or civil engineer, at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

**ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation, displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance.**  
**Denied zoning**

**Retaining Walls:**

Land Development Ordinance section 527 states:

Design and maintenance of structural retaining walls shall be in accordance with the following standards:

A The applicant shall submit a plan indicating how all segments of the structural retaining wall, including any bench area located between two tiered wall sections, shall be maintained.

**ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation, displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance.**  
**Denied zoning**

B The structural or civil engineer certifying the plans shall provide documentation as to the feasibility for replacing the structural retaining wall at the end of its useful life, and method of replacement by the property owner or homeowner's association.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation, displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance.**  
**Denied zoning**

1. The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation, displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance.**  
**Denied zoning**

1. The bench, or area between the top of one tier and the bottom (toe) of the next higher tier, shall be properly graded to facilitate drainage.

### **ZONING NOTES:**

**- To be reviewed and approved by the Township Engineer.**

1. A licensed landscape architect shall certify that landscaping installed in the vicinity of any structural retaining wall is appropriate for the location and does not have a root system that will impair the integrity of the retaining wall.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation, displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance.**  
**Denied zoning**

1. Structural retaining walls shall be constructed of permanent materials such as concrete, pre-cast block, or masonry, and shall be designed to allow replacement of the wall at the end of its useful life.

### **ZONING NOTES:**

**- The applicant is proposing to construct a Structural Retaining Wall on the property. The applicant did not provide the required construction plans (as required on the Zoning Permit Application Information Sheet) or supporting documentation, displaying compliance or noncompliance with the Land Development Ordinance requirements. The applicant does not display compliance with the Land Development Ordinance. Denied zoning**

1. Landscape retaining walls shall be constructed of durable or preservative treated wood, or other durable materials, and shall be designed to allow replacement of the wall at the end of its useful life.

### **ZONING NOTES:**

- N/A

### **Zoning Schedule B: R-2:**

Zoning Schedule B for the R-2 Zoning District states:

**The applicant is proposing to construct a Detached Single Family Residence.**

Minimum Lot Area: 10,000 Feet

#### **ZONING NOTES:**

- The applicant indicates the lot area to be 22,578.4 SF.

Minimum Lot Width: 100 Feet

#### **ZONING NOTES:**

- The applicant indicates the lot width to be 105.2 Feet.

Minimum Lot Frontage: 100 Feet

#### **ZONING NOTES:**

- The applicant indicates the lot frontage to be 105.31 Feet.

Minimum Lot Depth: 100 Feet

#### **ZONING NOTES:**

- The applicant indicates the lot depth to be 208.12 Feet.

Front Yard Setback: 25 Feet

#### **ZONING NOTES:**

- The applicant indicates the proposed front yard setback to be 41.1 Feet.

Side Yard Setback: 10 Feet

#### **ZONING NOTES:**

- The applicant indicates the existing and proposed side yard setback to be 16.8 Feet.

Combined Side Yard Setback: 25 Feet

**ZONING NOTES:**

- The applicant indicates the existing and proposed combined side yard setback to be 49.8 Feet.

Rear Yard Setback: 30 Feet

**ZONING NOTES:**

- The applicant indicates the existing and proposed rear yard setback to be 110.1 Feet.

Maximum Percent Building Cover: 30%

**ZONING NOTES:**

- The applicant indicates the proposed building coverage to be 12.7%.
- The applicant did not provide a copy of their calculation sheet as indicated on the Zoning Permit Application.

Maximum Percent Total Lot Cover: 40%

**ZONING NOTES:**

- The applicant indicates the proposed lot coverage to be 21%.
- The applicant did not provide a copy of their calculation sheet as indicated on the Zoning Permit Application.

Maximum Number of Stories: 2.5

**ZONING NOTES:**

- The applicant indicates the proposed number of stories to be 2.5.
- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant does not display compliance in the required construction plans. Denied zoning

Maximum Building Height: 35

**ZONING NOTES:**

- The applicant indicates the proposed building height to be "<35".
- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet. The applicant does not display compliance in the required construction plans. Denied zoning

## Driveway Design Standards:

Land Development Ordinance section 505 states:

A Applicability. This article shall apply to all applications for development.

B Design standards. The following standards shall be used to prepare and review any development plan that involves the construction of a new driveway or the expansion or repair of an existing driveway.

1 Lot access. Every use shall have driveway access to a street, except for historic zone districts. Such access shall be designed for the safety, control, efficient movement and convenience of motor vehicle traffic accessing the site, including service and emergency vehicles, and to promote safe, efficient and convenient traffic circulation generally within the Township.

2 Location. Driveways shall be located along the street line of a lot as follows:

(a) A driveway on a corner lot shall be set back a minimum of forty (40) feet from the intersecting lot lines at the corner. A driveway for a single-family dwelling shall be set back a minimum of three feet (3) from a side lot line, unless such is a common driveway for dwelling units on adjacent lots. A driveway for uses other than single-family dwelling units shall be setback at least ten (10) feet from all property lines, excepting driveway intersections with public or private roadways.

### ZONING NOTES:

**- The applicant indicates the proposed construction of a driveway more than forty (40) feet from the intersecting lot lines at the corner. The applicant indicates the driveway for a single-family dwelling to be set back 5' from the proximal side lot line.**

3 Construction specifications. Driveways shall be paved with a minimum of four (4) inches of compacted sub-base material and two (2) inches of three-eighths inch roadway stone or comparable material or to an alternate standard as approved by the Township Engineer.

### ZONING NOTES:

**- Department of Engineering review and approval is required.**

4 Width. The width of driveways shall be based on the following:

(Refer to TABLE 5.2)

### ZONING NOTES:

**- The applicant indicates the proposed construction of a 30' wide driveway. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.**

5 Grading. Driveway grades shall not exceed 6% at any point along the entire length of the driveway.

### ZONING NOTES:

**- Department of Engineering review and approval is required.**

6 Aprons. Driveway aprons shall be designed to permit access to any driveway from a street. Such apron shall be constructed between the curb or edge of street pavement and the sidewalk or, in the absence of sidewalk, for a distance of four feet back from the curb or edge of pavement. Driveway apron width may be enlarged to provide adequate turning radii for larger vehicles. The construction specifications of

driveway aprons shall be pursuant to applicable Township ordinances or as approved by the Township Engineer.

#### **ZONING NOTES:**

**- Department of Engineering review and approval is required.**

7 Side slopes. Driveway side slopes shall be top soiled, seeded, fertilized and mulched or otherwise stabilized to prevent erosion. If banks exceed a slope of two increments vertical to one increment horizontal (two to one) and the slope face is not stable rock, retaining walls shall be constructed of a design approved by the Township Engineer.

#### **ZONING NOTES:**

**- Department of Engineering review and approval is required.**

8 Clear sight triangles. At locations where driveways approach sidewalks and streets in the public right-of-way, clear sight triangles shall be provided on both sides of such driveways. No vision-obstructing object with a height greater than 2 1/2 feet, as measured from the elevation of the driveway, shall be located in such areas formed by outward facing isosceles triangles, with equal sides of ten (10) feet in length consisting of the curb line of the driveway and the property line along the right-of-way.

#### **ZONING NOTES:**

**- The applicant does not display any obstructions of the clear sight triangle on the submitted Proposed Plot Plan by FWH Associates, dated 09-17-2020.**

### **Plot Plans and As-Built Survey:**

Land Development Ordinance section 1010 states:

A Two signed and sealed copies of individual plot plans in accordance with NJAC 3:40-

7.3 shall be submitted to the Township Engineer to accompany any permit application for any new construction and for any building addition or land disturbance greater than 150sf or 50sf in Ocean Grove section. The individual plot plan shall be utilized to review the project for adequate drainage and grading and compliance to all applicable Township standards.

B The Township Engineer will review the submitted documents and either disapprove or approve the submitted plot plan. The applicant will be notified if any revisions are required.

C The Construction Official shall not issue any construction permit until the Township Engineer approves the proposed individual plot plan.

D Each individual plot plan shall be drawn to scale of not less than one inch equaling 50 feet, signed and sealed in accordance with N.J.A.C. 13:40-7.3 by a professional licensed to practice in the State of New Jersey, and shall be no smaller than 8 ½ inches by 14 inches.

E Individual plot plans shall include the following information:

- (1) Bearing and distances.
- (2) North arrow, written and graphic scale.
- (3) Existing/proposed easement and dedications.
- (4) Existing/proposed building, pool, decks, patios, porches, sheds and accessory structures dimensions.

- (5) Existing/proposed sidewalks, driveways and retaining walls.
  - (6) Building envelope graphically depicting and dimensioning zoning setback requirements and/or setbacks approved by the Board if (applicable).
  - (7) Street name, right-of-way width, pavement width and composition of the street(s) fronting the lot.
  - (8) The title block on the plot plan must include the property address, the block and lot number of the property in question and the name of the applicant.
  - (9) Limits of clearing and soil disturbance. Show number of trees over four (4) inches diameter to be removed.
  - (10) Existing trees to be protected and remain. Include tree replacement plan, if applicable as per 525 of the Land Development Ordinance (LDO).
  - (11) Location of wetlands, floodplains, stream encroachment lines and/or any other environmental constraints to the property. If there are no wetlands, then a note should be added to the plan stating that no wetlands exists on the subject property.
  - (12) Sufficient street elevations including center line, gutter and top of curb (if applicable); existing and proposed lot elevations to include, at a minimum, property corners, midpoints of property lines, building corners and center of lot; the finished floor, basement and garage floor elevations of the proposed adjacent dwellings, corner elevations and topography within 10 feet of property lines or as far as necessary to determine adequate drainage characteristics. All elevations shall be according to the NGVD (National Geodetic Vertical Datum) and the source of datum so noted. Any specific circumstances for which elevation requirements cannot be met will be subject to review by the Township Engineer and Construction Official on a case-by-case basis. Under no circumstances shall individual lots be graded in such a manner as to redirect stormwater runoff onto an adjacent and/or downstream property or disturb or change the existing drainage patterns of an adjacent lot. Drainage flow arrows shall be provided to clearly depict the directions of stormwater runoff. No grading or the creation of sump conditions shall be permitted on adjacent lot(s) unless permission has been specifically granted, in writing, by the owner of said adjacent lot(s).
  - (13) Location of any storm drainage pipes within 25 feet of the property including pipe size, grade and invert.
  - (14) Lot grading shall be designed to provide positive runoff with grades at a minimum slope of 1.5%.
  - (15) Swales designed to convey surface runoff shall be designed with suitable subgrade material containing well draining sand or gravel, stone, sand mix topsoil or other material acceptable to the Township Engineer. A construction detail shall be included on the plan.
  - (16) Utility connections, including, but not limited to, water, sanitary sewer, gas, electric, telephone and cable.
  - (17) Elevations, cross sections, details, and dimensions of driveways and retaining walls.
  - (18) The plan shall show new or existing utilities to be utilized in accordance with applicable standards.
  - (19) Location and direction of all existing and proposed downspouts.
  - (20) If sidewalk and/or curbing is proposed details to be provided and sufficient proposed grades to ensure positive drainage.
  - (21) A separate road opening permit is required for any disturbance in the Township Right of Way
  - (22) Prior Board approval or waiver granted for construction in easements.
  - (23) Other items that may be required by the Township Engineer for proper construction of the site
- F Plot plans of Planning Board approved projects still required individual grading plans and shall match the intent of approved subdivision/site plans.
- G If a basement is proposed, a subsurface soil investigation certified by a licensed engineer shall be submitted with the plot plan.
- H The applicant shall submit a foundation survey to the Zoning Officer prior to an inspection of the foundation for approval and backfilling. This survey shall include the location of the foundation and the actual floor elevations. If the as-built survey establishes locations or elevations different from those submitted in the plot plan, changes in the proposed grading shall be noted. A revised grading plan shall be submitted to the Engineering and Planning Department and a revised building plan to the Construction Official.



I The applicant shall submit one (1) copy of a final as-built survey for new construction, building addition or land disturbance over 150sf or 50 sf for Ocean Grove. Building additions signed and sealed by a professional engineer or land surveyor licensed in the state of New Jersey prior to requesting a final certificate of occupancy (CO) inspection from the Municipal Engineer.

J The as-built plan shall address constructed conditions and/or location of:

- (1) Final grading elevations;
- (2) Roads including curbing and sidewalks;
- (3) Utilities, new or existing;
- (4) Building location (s);
- (5) Driveways and parking lots;
- (6) Location and direction of downspouts;
- (7) Stormwater management facilities, including as-built topographic contours and volume calculations;
- (8) Walls and fences, and
- (9) Lighting
- (10) Planting(s)
- (11) Signage
- (12) Refuse Area
- (13) Other structures or conditions deemed pertinent by the Municipal Engineer.

K Exemption from the requirements of this section for new construction, building addition or land disturbance under 150sf or 50sf for Ocean Grove requires the approval of the Township Engineer, said exemption to be contingent upon:

- (1) Proof that the subject addition is not in a flood hazard zone
- (2) A survey locating the existing dwelling and showing the proposed improvements
- (3) A site inspection by a Township engineering inspector to verify that the proposed addition will not create drainage problems.
- (4) A notarized letter from the property owner stating there will be no adverse drainage impacts.
- (5) Submission of a \$75.00 review fee;

In the event that the review of the application does not prove acceptable for an exemption, a full grading plan/plot plan shall be submitted along with required application and fees for review.

#### **ZONING NOTES:**

**- Department of Engineering review and approval is required.**

**The applicant does not display compliance with the Land Development Ordinance requirements.**

**Denied zoning**

\* Returned to the applicant:

- One (1) copy of the Zoning Determination;
- One (1) copy of the Zoning Permit Application;
- One (1) copy of the Proposed Plot Plan by FWH Associates, dated 09-17-2020;
- One (1) copy of the 15% Slope Exhibit by FWH Associates, dated 09-17-2020;
- One (1) copy of the 25% Slope Exhibit by FWH Associates, dated 09-17-2020.

**Status**

Approved

Denied

**Referrals**

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement