

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
			N/A <input 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
			N/A <input type="checkbox"/>	Executed copy of "Certificate of Corporation/Partnership", if applicable
			<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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>750.00</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.

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Application for Use and/or Bulk Variances

Type of Variance Requested:

- Bulk Variance [front, side/rear setback, other] Specify _____
421 D.2 disturbance of 25% slope area in excess of that which is permitted
- Bulk Variance [Lot Coverage] _____
- Use Variance [proposal not permitted in zone] _____
- Appeal/Interpretation of Decision _____
- Other, Specify _____

1. Property Address: Gully Road
2. Block 4401 Lot 52
3. Property is located in R-2 Zoning District according to the Neptune Twp. Land Ordinance.
4. Name of applicant: Fred Patterson
Mailing address: 40 Chancellor Court, Berkeley Township, NJ 08757
Phone # [REDACTED] Fax # _____ Cell # _____
E-mail address: [REDACTED]
5. Name of owner: Barbara McDonnell
Mailing address: 2 Goose Cove Lane, Ramsey, NJ 07446
Phone # [REDACTED] Fax # _____ Cell # _____
E-mail address: [REDACTED]
6. Name of contact person: Brian P. Murphy - FWH Associates, P.A.
Mailing address: 1856 Route 9, Toms River, NJ 08755
Phone # 732-797-3100 Fax # 732-797-3223 Cell # _____
E-mail address: bmurphy@fwhassociates.com
7. Interest of applicant, if other than owner: contract purchaser

Detailed Information:

- Existing use of property: vacant
- Proposed use of property: single family
- Special Flood Hazard Area: N/A

Principal Use:

	Required and/or Permitted	Existing	Proposed
Lot Size	10,000 sf	22,578.4 sf	22,578.4 sf
Lot Coverage	40%	5.00%	21%
Building Coverage	30%	4.76%	12.7%
Building Height	35'	<35'	<35'
Front Setback	25'	0	41.1'
Rear Setback	30'	175.45'	110.1'
Side Setback	10'	31.37'	16.8'
Combined Side Setback	25'	64.13'	49.8'

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

Accessory: (If Applicable)

	Permitted	Existing	Proposed
Lot Size			
Lot Coverage			
Building Coverage			
Building Height			
Front Setback			
Rear Setback			
Side Setback			
Combined Side Setback			

(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]

In order to access the site to construct a single family home, the steep slope must be disturbed.

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

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

Fred Patterson 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.

[Redacted Signature]

(Original Signature of Applicant to be Notarized)

Fred Patterson

(Print Name of Applicant)

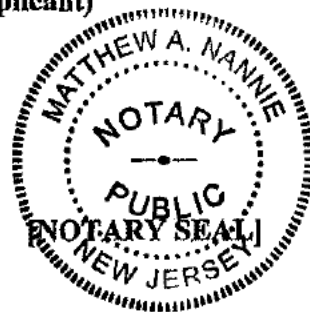
Sworn and subscribed before me this

30th day of November, 2020

[Handwritten Signature]

Signature of Notary Public

MATTHEW A. NANNIE
NOTARY PUBLIC, NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 13, 2025



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 Planning Board
(Insert Planning Board or Zoning Board of Adjustment)

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

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

2 Goose Cove Lane, Ramsey, NJ 07446 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) 4401 LOT(S) 52
ALSO KNOWN AS Gully Road
(Insert physical address of the subject property)

I/WE AUTHORIZE Fred Patterson
(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).

[Redacted Signature]
(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
12 day of November, 2020

[Signature]
Signature of Notary Public



Pete C. Masticova
NOTARY PUBLIC
State of New Jersey
ID # 50018376
My Commission Expires
June 25, 2025

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 Fee, 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: Fred Patterson
[please print]

Property Address: Gully Road Block 4401 Lot 52

Applicant's Name: Fred Patterson
[Print Name] [Signature of Applicant]

Owner's Name: Barbara McDonnell
[Print Name] [Signature of Owner]

Date: 11/12/20