



Fee Date: 06/15/2021

Check #: 1759

Cash: 0

ZONING REVIEW

ID: 555063287

Date: 06/16/2021

Fee: \$ 35.00

PROPOSED WORK

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

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.

1. **Location of property for which zoning permit is desired:**
Street Address: 3313 HIGHWAY 33 **Block:** 3301 **Lot:** 4 **Zone:** R-2
2. **Applicant Name:** jeanclaude Lavarin (Eglise Adventiste) **Phone No.** [REDACTED] **Fax No.**
Applicant's Address: 3 Ryjac Court Brick, NJ 08724
Email: [REDACTED]
3. **Property Owner Name:** GALILEE EGLISE ADVANTISTE CHURCH **Phone No.** [REDACTED] **Fax No.**
Property Owner's Address: 3313 HIGHWAY 33 NEPTUNE, NJ 07753
Email: [REDACTED]
4. **Present Approved Zoning Use of the Property:** Detached Single Family Residence
5. **Proposed Zoning Use of the Property:** Place of Worship with Accessory 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.**
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:

06/16/2021 This zoning permit application submission consists of:

- One (1) copy of the Zoning Permit Application;
- Two (2) copies of the Boundary And Topographic Survey by Herbert G. McDonald Associates, Inc. dated 03-31-2021;
- Two (2) copies of the Preliminary & Final Site Plan by B&G Engineering dated 03-31-2021.

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

The property is located within the R-2 Zoning District.

The applicant does not indicate the present zoning use of the property. The applicant does not demonstrate they are aware of the present zoning use of the property, by indicating it to be a permitted (conforming) use, Detached Single Family Residence (as identified in Land Development Ordinance section 403.02-B-4), or a prohibited (nonconforming) use. It is determined the present zoning use of the property is a Detached Single Family Residence (as identified in Land Development Ordinance section 403.02-B-4).

The applicant indicates the proposed zoning use to be a "House of Worship" (Place of Worship). Per the detailed description and submitted plans, the applicant intends to change the use of the property into a **Place of Worship with Accessory Detached Single Family Residence.**

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

- **Zoning Permit Application Information Sheet;**
- **Definitions;**
- **Places of Worship;**
- **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. Survey's 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. The applicant did not submit Construction Plans with this Zoning Permit Application submission. It is unknown if the proposed Place of Worship will be attached to the indicated Accessory Detached Single Family Residence.

Definitions;

place of worship – A church, synagogue, temple, mosque or other facility that is used for prayer, or formal religious services by a religious congregation.

ZONING NOTES:

- Please refer to Land Development Ordinance section 201 to identify additional terms and definitions. Also to aid you in identifying structures defined by the Neptune Township Land Development Ordinance.

Places of Worship;

Land Development Ordinance section 412.19 states:

Places of worship shall be permitted as specified in Article IV in accordance with the following supplementary regulations:

A Setbacks.

1 Bulk requirements. Places of worship shall conform to the following bulk requirements:

a Minimum lot area: 12,500 square feet

ZONING NOTES:

- The applicant indicates the existing and proposed Minimum Lot Area to be 141,136.89 square feet.

b Maximum height: 35' and 2.5 stories

ZONING NOTES:

- The applicant states the proposed Maximum Height of the proposed Place of Worship to be "< 35" feet. The applicant did

not provide building elevations confirming the height indicated is measured as defined in the Land Development Ordinance.

- The applicant states the proposed Maximum Height of the proposed Accessory Detached Single Family Residence to be 25 feet. The applicant did not provide building elevations confirming the height indicated is measured as defined in the Land Development Ordinance.

- The applicant does not clearly display compliance with the indicated condition. Zoning Board of Adjustment review and approval is required.

c Min. front yard setback: 15'

ZONING NOTES:

- The applicant indicates the proposed Min Front Yard Setback for the proposed Place of Worship to be 293.24 feet.

- The applicant indicates the proposed Min Front Yard Setback for the proposed Accessory Detached Single Family Residence to be 320.24 feet.

d Min. side yard setback: 20'

ZONING NOTES:

- The applicant indicates the proposed Min Side Yard Setback for the proposed Place of Worship to be 21.82 feet.

- The applicant indicates the proposed Min Side Yard Setback for the proposed Accessory Detached Single Family Residence to be 50.79 feet.

e Min. rear yard: 20'

ZONING NOTES:

- The applicant indicates the proposed Min Rear Yard Setback for the proposed Place of Worship to be "> 10" feet.

- The applicant indicates the proposed Min Rear Yard Setback for the proposed Accessory Detached Single Family Residence to be "> 30" feet.

f Any building shall be set back from any residential property line at least one-and-one-half (1-1/2) times the height of the main roof line, or the applicable zone district requirement, whichever is greater.

ZONING NOTES:

- The applicant did not provide building elevations confirming the height indicated is measured as defined in the Land Development Ordinance.

- The applicant does not clearly display compliance with the indicated condition. Zoning Board of Adjustment review and approval is required.

2 Parking lots shall be properly screened and shall meet the following requirements:

a No parking lot shall be permitted in a front yard; however, this shall not exclude drop off and pick up lanes.

ZONING NOTES:

- The applicant indicates proposed parking within the front yard area. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

b Parking lots shall be setback from any side property line twenty (20) feet and any rear yard line ten (10) feet.

ZONING NOTES:

- The applicant indicates the proposed parking lot to be setback 19.2 feet from the side yard property line. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment review and approval is required.

B Residential use. A detached accessory single-family dwelling shall comply with the yard requirements for such uses in the respective zone. A single accessory apartment within the principal structure may be provided.

ZONING NOTES:

- The applicant did not submit Construction Plans with this Zoning Permit Application submission. It is unknown if the proposed Place of Worship will be attached to the indicated Accessory Detached Single Family Residence. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment review and approval is required.

C Child-care facility.

1 An accessory child-care facility that meets the definition of same as provided herein shall be permitted.

2 Adequate and safe provisions shall be made for on-site drop-off and pick-up areas.

a The provider must be the resident of the premises, and must present the Zoning Officer with documentation of substantial compliance with all Division of Youth and Family Services requirements on an annual basis. The family day care home must be registered pursuant to the "Family Day Care Provider Registration Act," per N.J.S.A. 46:8D-1 et seq.

b Any side or rear yard which is utilized for recreation activity must be fenced in accordance with this Ordinance. No recreation area may be located in a front yard area. Any associated equipment shall be restricted to the fenced yard.

ZONING NOTES:

- The applicant does not indicate a proposed Child-care Facility.

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 demonstrate compliance with the Land Development Ordinance.

Zoning Board of Adjustment approval is required for major site plan and noncompliance with the above indicated conditions.

* Returned to the applicant:

- One (1) copy of the Zoning Determination.

- One (1) copy of the Boundary And Topographic Survey by Herbert G. McDonald Associates, Inc. dated 03-31-2021;

- One (1) copy of the Preliminary & Final Site Plan by B&G Engineering dated 03-31-2021.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement