



Fee Date: 01/06/2023

Check #: 1039

Cash: 0

ZONING REVIEW

ID: 559764274

Date: 01/10/2023

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: 3321 HIGHWAY 33 **Block:** 3301 **Lot:** 6 **Zone:** R-2
2. **Applicant Name:** Future Tenant of 3321 Highway 33 **Phone No.** **Fax No.**
Applicant's Address: 3321 Highway 33 Neptune Township, NJ 07753
Email:
3. **Property Owner Name:** 3321 HIGHWAY 33 NEPTUNE, LLC **Phone No.** **Fax No.**
Property Owner's Address: 2066 RICHMOND AVENUE STATEN ISLAND, NY 10314
Email:
4. **Present Approved Zoning Use of the Property:**
5. **Proposed Zoning Use of the Property:**
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:

01/10/2023 The property is located within the R-2 Zoning District.

The applicant indicates the present zoning use of the property to be "R2", and the proposed zoning use of the property to be "D1". This is inaccurate. Indicating the correct zoning use of the property is pertinent information to the zoning review process. There are no present zoning uses on the property. The property consists of one (1) vacant building.

The applicant indicates the premises has been the subject of prior application to the Zoning Board of Adjustment. Please refer to Resolution Number ZBA#11/22. The applicant did not provide a copy of the (Board resolution with Board signed plans).

The property owner describes the proposed zoning related work in detail:

"Owner is filing application on behalf of prospective tenancy. Tenancy will be a 3 bay general auto repair facility. There will be NO body work or auto painting performed. There will be NO sale of propane/kerosene or gasoline. Hours of operation will be 8am -5pm Monday thru Friday – Saturday 8am – 1pm – Closed Sundays. Used oil and other products will be stored in an above ground approved storage Tank (150-275 gallons). A lock will be on the tank. The tank will be kept indoors and out of public view and inside of a secondary containment structure. Oil will be emptied on an as needed basis by a solid waste hauler registered with NJDEP. There will be no outside storage of auto parts. 11 parking spots total will be available for use by customers. There will be no used cars sold on the property. Future Tenant will not perform any construction changes in regards to the Exterior and Interior of structure. Existing Colors will remain the Same. (Red Brick/Gray/White) Exterior Signage to Conform to town Ordinance Rules and Regulations. This property will be a Vibrant commercial corridor in close proximity to residential properties where customers can bring their automotive needs to an honest and Family oriented repair facility."

In reviewing the submitted zoning permit application it appears the applicant is proposing work in reference to:

- Zoning Permit Application Information Sheet;
- Zoning Permits;
- Parking Lot and Loading Area Design Standards
- Parking Requirements and Regulations;
- Signs.

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 Construction Plan with this zoning permit application submission. The submitted diagrams are not prepared by a licensed professional, signed and sealed, and drawn to scale.

Zoning Permits;

Land Development Ordinance section 1102 states:

- A When required. A zoning permit shall be issued prior to:
- 1 The commencement or change of use of a property, building or structure;
 - 2 The occupancy of any building or structure;
 - 3 The construction, erection, reconstruction, alteration, conversion, or installation of any building or structure;
 - 4 Issuance of a Certificate of Appropriateness, where applicable.
- B Submission requirements. Every application for a zoning permit shall be accompanied by three (3) sets of plans drawn in ink or a blueprint 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, all existing easements, the existing or intended use of each structure, 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.

C A zoning permit shall be granted or denied in writing within ten (10) business days from the date of a complete application unless additional time is agreed upon in writing by the applicant. One copy of such plans shall be returned to the owner when such plans shall have been approved or denied by the zoning official together with such permit as may be granted. All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on an actual survey of the lot by a land surveyor licensed in the State of New Jersey. No zoning permit shall be issued for any structure until prior site plan, subdivision and variance approvals as may be necessary, have been granted by the appropriate board in accordance with the provisions of this Ordinance and until all review and inspection fees and all local taxes and assessments on the property have been paid.

D Lot grading and elevation plan. As a condition precedent to the issuance of a new zoning permit, a proposed grading plan for each individual lot shall be submitted to the Municipal Engineer for review and approval. Details of the individual grading plan shall conform to the submission requirements for plot plans in Neptune Township's Engineering Standards. Additionally, a proposed grading plan shall be required for any construction in a steep slope area or area abutting a steep slope area, any building addition or swimming pool that would change existing grades or drainage patterns, or if requested by the Municipal Engineer. Grading activities and retaining walls shall be in accordance with regulations governing slopes and retaining walls as set forth in Article IV and Article V.

[NOTE: The previous subsection has been amended per Ordinance No. 03-035]

E Location plans. Prior to issuance of a zoning permit for any development, a location plan showing property line offsets shall be submitted to the Zoning Officer for review. The Zoning Officer and the Municipal Engineer shall determine if a grading plan is required. If required, this grading plan shall include the proposed improvement footprint, proposed ground elevations and contours, sufficient to indicate no adverse impact to adjoining neighboring properties.

ZONING NOTES:

- The property owner is proposing a change in occupancy without identifying the proposed occupant.

- The property owner is proposing to add a new use the property, identifying the use:

“... Tenancy will be a 3 bay general auto repair facility. There will be NO body work or auto painting performed. There will be NO sale of propane/kerosene or gasoline. Hours of operation will be 8am -5pm Monday thru Friday – Saturday 8am – 1pm – Closed Sundays. Used oil and other products will be stored in an above ground approved storage Tank (150-275 gallons). A lock will be on the tank. The tank will be kept indoors and out of public view and inside of a secondary containment structure. Oil will be emptied on an as needed basis by a solid waste hauler registered with NJDEP. There will be no

outside storage of auto parts...”, “... There will be no used cars sold on the property. Future Tenant will not perform any construction changes in regards to the Exterior and Interior of structure...”.

The above indicated is not a listed permitted use within the R-2 Zoning District. Zoning Board of Adjustment approval is required.

- The property owner is proposing to stripe the parking, identifying lot 26 parking spaces and 1 handicap parking space.

Parking Lot and Loading Area Design Standards;

ZONING NOTES:

- The proposed parking lot does not comply with Land Development Ordinance section 514 requirements.

Parking Requirements;

ZONING NOTES:

- The property owner is proposing a use not specifically described in Land Development Ordinance section 412.17. Zoning Board of Adjustment approval is required.

Signs;

ZONING NOTES:

- In the detailed description of work, the property owner states, "...Exterior Signage to Conform to town Ordinance Rules and Regulations...". The property owner did not provide the appropriate plans displaying compliance with the Land Development Ordinance requirements identified in section 416.

The property owner does not demonstrate compliance with the Neptune Township Land Development Ordinance requirements.

This zoning permit application is denied.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement