

Zoning Permit



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| ACCESSORY STRUCTURE (\$35) | PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35) |
| ✓ COMMERCIAL/RESIDENTIAL ADDITION (\$35) | RETAINING WALL (\$35) |
| CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35) | SIGN (\$35) |
| DRIVEWAY (\$35) | SOLAR PANEL (\$35) |
| FENCE (\$35) | STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35) |
| HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35) | STORAGE SHED (\$35) |
| IMPERVIOUS COVERAGE (\$35) | SUBDIVISION (\$35) |
| INTERIOR REMODELING (\$35) | SWIMMING POOL/HOT TUB/TENNIS COURT (\$35) |
| NEW PRINCIPAL STRUCTURE (\$35) | ZONING DETERMINATION LETTER (\$35) |

OTHER: _____ (\$35)

*Indicate location, height, and type of fence or wall on survey / plot plan.

PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at www.neptunetownship.org/departments/land-use.

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

PLEASE NOTE: If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

PLEASE PRINT CLEARLY:

1. Block: 1904 _____ Lot: 15 _____ Zoning District: R-2 _____

2. Property Address: 618 WAYSIDE RD _____

3. Current Property Owner Information:
(AS IDENTIFIED ON THE TAX ASSESSORS RECORD) Applicant Information:

| | |
|---------------------------------------|---------------------------------------|
| Name: PEREZ-GUZMAN, HILMAR _____ | Name: PEREZ-GUZMAN, HILMAR _____ |
| Address: 618 WAYSIDE RD _____ | Address: 618 WAYSIDE RD _____ |
| NEPTUNE, NJ 07753 _____ | NEPTUNE, NJ 07753 _____ |
| Phone: (732)637-7857 _____ | Phone: (732)637-7857 _____ |
| Email Address: hilmar212@me.com _____ | Email Address: hilmar212@me.com _____ |

4. Present zoning use of the property: _____

5. Proposed zoning use of the property: _____ Unchanged

Zoning Permit

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

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 #: _____

(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0 % Lot Coverage: 0 %

FOR OFFICE USE

Zoning Review Notes:

04/02/2025 The property is located within an R-2 Zoning District.

The Applicant has indicated the present and proposed zoning use of the property to be "Residential". This is incorrect. The present zoning use of the property is a Nonconforming Detached Single-Family Residence. There is no proposed change in use of the property.

The Applicant has indicated the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The Applicant has submitted this zoning permit application describing the work as follows:

"Interior remodeling and addition:

- 1 Existing 1st floor alteration/renovation
- 2 2nd floor addition over existing 1st floor.
- 3 Front 2-story addition +/- 16'-7" x 12'-0"
- 4 Rear 2-story addition +/- 28'-6" x 14'-6"
- 5 Finish Basement in Existing and New

Existing Building Coverage 13.22% - Proposed Building Coverage 17.0%

Existing Lot Coverage 28.70% - Proposed Lot Coverage 32%"

ZONING NOTES:

- **The description of work does not include the removal of exterior walls as indicated on the submitted plan.**

- **The work performed in the field exceeds that which had been approved zoning; thereby deeming the prior Zoning Permit null and void.**

- **During the original zoning permit review the following nonconformities were noted:**

1 The existing lot presents with nonconforming conditions including lot frontage and lot width.

2 The existing principal structure is nonconforming as it does not meet the required side yard setback or combined side yard setback requirements.

3 The existing shed is nonconforming as it encroaches onto neighboring Lot 12 and therefore does not meet the required 5 foot side yard setback.

4 The existing private garage structure is nonconforming as it does not meet the required 5 foot side yard setback.

Nonconforming Uses, Structures, and Lots Requirements (Section 422):

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

A A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

3 A non-conforming structure or use which has fifty percent (50 %) or more of its non-conforming area or value destroyed by fire or natural calamity shall be considered an abandonment thereof.

- **More than 50% of the original nonconforming structure which had previously received approval for additions has been demolished.**

D A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one family structure may be rebuilt, enlarged, extended or added to provided:

1 The enlargement, extension or addition conforms to all zone requirements; or

2 The portion of the enlargement, extension or addition which does not conform to zone requirements consists entirely of the enclosure of existing side or rear porches.

3 Where a structure is nonconforming solely because it intrudes on the current required yard area.

a) If the proposed horizontal addition to that building would not protrude into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary.

b) If a proposed vertical addition would be located within the building envelope or existing building footprint (and assuming no violation of height restriction or other ordinance provision), the Zoning Official may also issue a permit for such vertical expansion provided that the addition would not exacerbate the nonconformity.

- **More than 50% of the original nonconforming structure which had previously received approval for additions has been demolished; therefore, the proposed work can no longer be reviewed as additions, but rather reconstruction.**

4 An existing one-family structure located in a residential district destroyed by fire or other natural calamity may be rebuilt provided the new structure complies with all zone requirements relating to setbacks and height; however, the existing lot need not comply with minimum lot width, depth and area requirements where the existing condition is non-conforming.

- **More than 50% of the original nonconforming structure which had previously received approval for additions has been demolished; therefore, the structure must be rebuilt in compliance with all zone requirements relating to setbacks and height.**

THIS ZONING PERMIT IS DENIED.

ZONING BOARD OF ADJUSTMENT REVIEW AND APPROVAL IS REQUIRED.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement