



Fee Date:
Check #:
Cash: 0

ZONING REVIEW

ID: 556353065

Date: 11/08/2021

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 type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input checked="" 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.

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: 3016 W BANGS AVE Block: 2601 Lot: 23 Zone: R-2
2. Applicant Name: RAMOS, MARIEL Phone No. [REDACTED] Fax No. [REDACTED]
Applicant's Address: 3016 W BANGS AVENUE NEPTUNE, NJ 07753
Email: [REDACTED]
3. Property Owner Name: RAMOS, MARIEL Phone No. [REDACTED] Fax No. [REDACTED]
Property Owner's Address: 3016 W BANGS AVENUE NEPTUNE, NJ 07753
Email: [REDACTED]
4. Present Approved Zoning Use of the Property: Detached Single Family Residence
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.
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:

11/08/2021 **ZONING VIOLATION REMEDIATION:**

The applicant has submitted this Zoning Permit Application to remediate zoning violations noted on the property.

-

ZONING VIOLATIONS NOTED:

- Expansion of the existing driveway without first acquiring zoning approval.
- Construction of a second principal driveway without first acquiring zoning approval.
- Disturbance of land without first acquiring Department of Engineering approval.
- Alterations to the building and total lot cover without first acquiring zoning approval.
- Construction of an Accessory Structure without first acquiring zoning approval.

This zoning permit application submission consists of:

- **One (1) Zoning Permit Application with \$35 fee;**
- **Four (4) copies of the Survey of Property by The Cannon Group dated 11-02-2020.**

The applicant 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 present zoning use of the property is a Detached Single Family Residence.

Work has been performed in reference to:

- **Driveway Requirements;**
- **Driveway Design Standards;**
- **Accessory Buildings and Structures;**
- **Fence And Wall Requirements;**
- **Zoning Schedule B: R-4;**

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:

- Per the submitted Survey of Property by The Cannon Group dated 11-02-2020, the distance from the side entry platform to the side property line is 29'. The applicant indicates the Driveway has been expanded to 22' (starting from the side entry platform). The applicant indicate the Driveway side yard setback to be 7'.

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:

- Neptune Township Engineer review and approval is required.

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

(Refer to TABLE 5.2)

ZONING NOTES:

- Per the submitted Survey of Property by The Cannon Group dated 11-02-2020, the distance from the side entry platform to the side property line is 29'. The applicant indicates the Driveway has been expanded to 22' (starting from the side entry platform).

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

ZONING NOTES:

- Neptune Township Engineer 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:

- West Bangs Avenue is a County Road. County Department of Transportation and Neptune Township Engineer reviews and approvals are 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:

- Neptune Township Engineer 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.

276" ↑

ZONING NOTES:

- The existing utility pole obstructs the Clear Sight Triangle of the Driveway. ?

- The applicant has constructed two columns on either side of the second Driveway. One of the two columns is a mailbox. Both columns are greater than 2.5' in height. Both columns obstruct the designated clear sight triangle. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

- The applicant indicates the proposed construction of a 4' high fence in the front yard area that shall obstruct the Driveway clear sight triangle. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required. ✓

Driveway Requirements;

Land Development Ordinance section 412.06-F states:

F No lot containing a detached single-family dwelling shall contain more than one (1) principal driveway. In the case of a through lot, a driveway is to be provided only within the front yard.

ZONING NOTES:

- The applicant has constructed more than one (1) principal driveway on the property. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required. ✓

Accessory Buildings and Structures;

Land Development Ordinance section 412.01 states:

Unless otherwise specified in this Chapter, all accessory buildings and structures (principal or accessory) shall conform to the regulations and standards contained in this Land Development Ordinance which govern the principal building for the applicable zone district within which they are located.

ZONING NOTES:

- Per meeting with the property owner, the roof of the existing Accessory Structure was damaged via a storm (natural calamity). On prior submitted zoning permit applications the surveyor identified the structure as a deck, as the Accessory Structure had not been repaired. The applicant indicates the roof of the Accessory Structure has been reconstructed in the same location.

Fence And Wall Requirements;

Land Development Ordinance section 412.07-B states:

Fences and walls shall be permitted in all districts, but shall be considered structures requiring an approved zoning permit prior to construction. Adequate surveys, plans and details are to be submitted to the Zoning Officer in accordance with Article X in order for a determination to be made as to the proposed fence zoning conformance.

B Fences and walls in non-historic zone districts. Fences and walls in non-historic zone districts shall be permitted accessory structures subject to the following provisions:

1 Front Yards.

(a) For residential uses, fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level and shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards for residential uses, provided such shall not exceed two and one half (2 1/2) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height. For corner lots the second front yard now considered a side yard may have a solid fence, six (6) feet in height extending to the front buildings line of the dwelling unit and shall not interfere in the site triangle.

ZONING NOTES:

- The applicant indicates the proposed construction of a 6' high solid fence in the front yard area, setback 10' from the front yard property line. The applicant does not demonstrate compliance with this Land Development ?

Ordinance requirement. Zoning Board of Adjustment review and approval is required.

- The applicant indicates the proposed construction of a 4' high, 50% open fence in the front yard area.

(b) For non-residential uses, fences and decorative walls may be erected in the front yard extending to the rear or side lot lines, provided:

(i) When such fences and walls are located within fifteen (15) feet of a street line they shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed five (5) feet in height.

(ii) When such fences and walls are located more than fifteen (15) feet from a street line they shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

(c) Chain link fences shall be prohibited in front yards in all zone districts.

ZONING NOTES:

- N/A

2 Side and Rear Yards.

(a) For residential uses, both solid and non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls for residential uses are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- The applicant indicates the proposed construction of a 6' high fence in the side yard area.

(b) For non-residential uses, both decorative walls and solid or non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

3 Finished Exterior Side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.

ZONING NOTES:

- **CONDITION OF APPROVAL = The applicant shall comply with this Land Development Ordinance requirement.**

4 Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or

animals. In addition, chain link fences are specifically prohibited in front yard in all zones.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this Land Development Ordinance requirement.

5 Drainage. Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the Township Engineer to ensure compliance with this provision.

ZONING NOTES:

- CONDITION OF APPROVAL = The applicant shall comply with this Land Development Ordinance requirement.

6 Obstruction. No fence shall be constructed within any sight triangle as defined in this article, or installed so as to constitute a hazard to traffic or public safety.

ZONING NOTES:

- The applicant indicates the proposed construction of a 4' high fence in the front yard area that shall obstruct the Driveway clear sight triangle. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

7 Utility easement. Prior to installing a fence in a utility easement area, a property owner shall secure written approval from the appropriate utility company or appropriate public body. Evidence of approval shall be submitted as a prerequisite to issuance of a zoning permit.

ZONING NOTES:

- The applicant does not display any easements on the property.

8 Retaining Walls. Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

ZONING NOTES:

- N/A

9 Exceptions. Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions. In addition, fencing required to enclose a tennis court shall be excepted from the above maximum height provisions. Said fence shall not exceed twelve (12) feet in height, as measured from ground level, and may not be located within a required setback area.

ZONING NOTES:

- N/A

Zoning Schedule B: R-2;

Zoning Schedule B states:

Maximum Percent Total Lot Coverage: 40%

ZONING NOTES:

- The applicant indicates the proposed Total Lot Coverage to be 16.38%.

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

The following variances are required from the Zoning Board of Adjustment:

- Construction of a second principal Driveway = LDO 412.06-F ✓
- Existing and proposed obstructions of the Clear Sight Triangle = LDO 505-B-8.
- The proposed construction of a 6' high solid fence in the front yard area = LDO 412.07-B-1-(a)

*will fix
x no need*

Zoning Board of Adjustment, Department of Engineering, and County Department of Transportation approvals are required.

ZONING VIOLATION REMEDIATION ACTION REQUIRED:

- Submit a complete application to the Zoning Board of Adjustment on or before December 8, 2021. ✓

- Remediate the zoning violations with the Zoning Board of Adjustment on or before June 30, 2022. ✓

The property remains in zoning violation. Failure to comply with the above indicated ZONING VIOLATION REMEDIATION ACTION REQUIRED shall result in the continued enforcement of the Land Development Ordinance.

*** Returned to the applicant:**

- One (1) copy of the Zoning Determination;
- Two (2) copies of the Survey of Property by The Cannon Group dated 11-02-2020.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement