



Fee Date: 03/30/2022  
Check #: 8211  
Cash: 0

**ZONING REVIEW**

ID: 557339794

Date: 04/01/2022

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](http://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: 615 HIGHWAY 35 Block: 806 Lot: 6 Zone: B-1
2. Applicant Name: Michael Pimco Phone No. [REDACTED] Fax No.  
Applicant's Address: 110 07th Avenue #2 Belmar, NJ 07719  
Email: [REDACTED]
3. Property Owner Name: MILDNER, ROBERT W Phone No. [REDACTED] Fax No.  
Property Owner's Address: 186 WHALEPOND ROAD OAKHURST, NJ 07755  
Email: [REDACTED]
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:

04/01/2022 This zoning permit application submission consists of:

- One (1) copy of the Zoning Permit Application with fee;
- Two (2) copies of a Use Variance Plan by Charles Surmonte P.E. & P.L.S., dated 09-04-2009.

**The applicant and property owner certify that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board. This is false. Indicating if a property has been the subject of any prior application to the Zoning Board of Adjustment or Planning Board is pertinent information in a zoning permit application submission. The applicant and property are aware that Resolutions may contain conditions and or restrictions pertaining to the property use and/or structures on the property. The premises has been the subject of prior application to the Zoning Board of Adjustment.**

The property is located within the B-1 Zoning District.

The applicant indicates the zoning use of the property to be "Mower Repair Shop".

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

- Zoning Permit Application Information Sheet;
- Zoning Permits;
- Parking Requirements;

- Signs: General Provisions: Change of Use, Occupancy or Vacancy;

- Signs: General Provisions: Permit Required;

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. Surveys 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 any construction plans with the submission of this zoning permit application.**

**Zoning Permits;**

Land Development Ordinance section 1102-A 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.

## ZONING NOTES:

**- The applicant indicates a proposed change in use of the property. The applicant indicates the proposed use to be "Hot Tub and Pool Supply Store". The applicant identifies the operation to be "Use is retail sales of Hot Tub and Pool Supplies." Per conversation with the Zoning Officer the applicant indicated the proposed use of the property to be maintenance of Swimming Pools with Swimming Pool Supply sales. The applicant does not indicate a listed permitted use within the B-1 Zoning District. A use variance is required from the Zoning Board of Adjustment.**

- The applicant did not indicate the proposed business name.

- The proposed business owner is Michael Pimco.

## **Parking Requirements;**

A The total number of off-street parking spaces and loading spaces required for all uses or combination of uses shall be provided as specified in this Section. Any building or site containing more than one use shall meet the combined parking space and loading requirements for all uses, based on the area utilized for each separate use. The parking space schedule and loading space schedule in this Section represents general parking and loading requirements acceptable to the Township. Since a specific use may generate parking usage and/or loading/unloading activities that deviates from the requirements enumerated in this Section, documentation and testimony shall be presented to the Board as to the anticipated parking usage and loading activities. The parking requirements for any use not specifically indicated shall be determined by the Board based on evidence presented at the time of the application and based on requirements for similar type uses. Based upon the above, the Board may take action as follows:

1 Grant a variance from parking requirements to permit a lesser number of spaces, provided, however, that spaces shall be shared by two or more separate uses with non-conflicting parking usage schedules;

2 Grant a variance from parking space requirements contingent upon the applicant obtaining a specified number of reserved off-street parking spaces from another source, including, but not exclusively, the Township of Neptune;

3 Require construction of a greater number of spaces.

B Parking space dimensions. Standard parking spaces shall measure nine (9) feet wide by eighteen (18) feet long. Handicapped parking spaces shall measure twelve (12) feet wide by eighteen (18) feet long.

C Multi-level parking structure.

1 Building coverage and floor area ratio. That portion of a multi-level parking structure specifically designed to accommodate parking and driveway areas shall not be included in determining the maximum permitted building coverage and/or maximum floor area ratio (F.A.R.) on a particular tract.

2 Standards. Where allowed as an accessory structure for a permitted principal use in the C-1, LI, PUD and C Zones, a multi-level parking structure shall conform to the following requirements:

(a) The structure shall not exceed six (6) levels and fifty-five (65) feet. In no instance shall a multi-level parking structure exceed the height of the principal structure.

(b) The required setbacks for multi-level parking structures shall be the same as those set forth for principal permitted structures. No multi-level parking structure may be located closer to a residential property line than a distance equal to the height of the structure.

(c) A security office and/or attendant area not to exceed five-hundred (500) square feet in area may be located within the multi-level parking structure.

(d) The architectural design for the facades of parking structures shall incorporate features such as articulated parapet walls, ornamental projections, varied planter widths and similar items to add visual interest and improve the overall appearance of the structure as viewed from the street.

(e) Adequate lighting shall be provided at all levels of a multi-level parking structure to ensure motorist and pedestrian safety and security. Bollardstyle light fixtures are encouraged at the uppermost level of the structure to mitigate off-site light spillage. The maximum mounting height of a light fixture as measure from the uppermost level of the structure shall be twelve (12) feet.

D Number of parking spaces. In all zone districts, except for uses in designated historic zone districts, there shall be provided, at the time that any building or structure is erected, enlarged, increased in capacity or has a change of use, parking spaces in accordance with the requirements in Table 4.2.

E Design standards. Standards for the design of parking lot areas are located at §514.

F For uses not specifically described herein, parking requirements shall be determined by the approving authority during a public hearing. These requirements are considered minimum standards, and parking may be provided in excess of these requirements, but in no case shall the provided parking for non-residential uses exceed these minimum requirements by more than twenty (20%) percent. This restriction shall not apply to single-family dwelling units.

G All permitted and required accessory off street parking spaces shall be located on the same lot as the use to which the spaces are accessory, or upon an adjacent lot in common ownership.

**ZONING NOTES:**

- The applicant is proposing a use not specifically described within the Land Development Ordinance. Parking variances have been given for the prior Mower Repair Shop use. Zoning Board of Adjustment approval is required.

**Signs: General Provisions: Change of Use, Occupancy or Vacancy;**

Land Development Ordinance section 416.02-J states:

J. Change of use, occupancy or vacancy. Whenever any change of use, occupancy or vacancy occurs, all existing signs no longer relating to the current use and occupancy of the premises shall be immediately removed. In addition, any signs not conforming to any requirement of this Section and removed in accordance to this requirement shall not be replaced unless it conforms to all requirements of this article.

**ZONING NOTES:**

- All signage pertaining to prior use must be removed in accordance with the Land Development Ordinance requirements.

**Signs: General Provisions: Permit Required;**

Land Development Ordinance section 416.02-A states:

A Permit Required.

1 An application shall be made to the Zoning Officer for the issuance of a zoning permit by any person wishing to erect, alter, modify, or expand any sign, except exempt signs as described in this Article.

2 A zoning permit and any other permits that may be required for the erection or modification of a sign may only be issued subsequent to the issuance of a zoning permit by the Zoning Officer.

3 If the Zoning Officer determines that the proposed sign does not conform to the requirements contained herein, the Officer shall instruct the applicant that Planning Board or Zoning Board of Adjustment approval of an application for development is required, and the Officer shall further advise the applicant which Board has jurisdiction.

### **ZONING NOTES:**

**- The applicant is not proposing any signage with the submission of this Zoning Permit Application.**

**- Zoning Approval is required prior to the construction/installation of any signage on the property.**

**The applicant does not demonstrate compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.**

#### Status

Approved

Denied

#### Referrals

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement