

COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- | C | I | N/A | W* | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form, which must include the following: |
| | | | <input checked="" type="checkbox"/> | Applicant's name, address, telephone number, facsimile number and e-mail address. |
| | | | <input checked="" type="checkbox"/> | Property Owner's name, address, telephone number, facsimile number and e-mail address. |
| | | | <input checked="" type="checkbox"/> | Applicant's interest in the property. |
| | | | <input checked="" type="checkbox"/> | Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives. |
| | | | <input checked="" type="checkbox"/> | Street address of property under consideration. |
| | | | <input checked="" type="checkbox"/> | Tax Block and Lot numbers of property. |
| | | | <input checked="" type="checkbox"/> | Zoning District in which property is located. |
| | | | <input checked="" type="checkbox"/> | Description of the property. |
| | | | <input checked="" type="checkbox"/> | Description of the proposed development. |
| | | | <input checked="" type="checkbox"/> | Type of application (i.e., Use Variance or Bulk Variance). |
| | | | <input checked="" type="checkbox"/> | Identification of subject property's Special Flood Hazard Area Zone. |
| | | | <input checked="" type="checkbox"/> | Executed copy of "Authorization & Consent Form" Part C. |
| | | | <input type="checkbox"/> | Executed copy of "Certificate of Ownership" Part D, if applicable. |
| | | | <input type="checkbox"/> | Executed copy of "Certificate of Corporation/Partnership", if applicable. |
| | | | <input checked="" type="checkbox"/> | Verification of taxes paid (this will be further verified by the Administrative Officer). |
| | | | <input checked="" type="checkbox"/> | Executed copy of "Escrow Agreement" Part E. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit denial. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42". |
| | | | | PLEASE NOTE: Only folded plans will be accepted, and all submitted plans must be to scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Five (5) copies of site plans/construction plans with initial submission and with each subsequent submission, for completeness review. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Community Impact Statement (for Use Variance only). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>200.00</u> Escrow Deposit \$ <u>750.00</u> in accordance with schedule. |
| | | | | PLEASE NOTE: Application Fee and Escrow Deposit must be paid in separate checks. |

*Any request for a waiver must include a written explanation for the request.

APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

- Bulk Variance (front, side/rear setback, other) – Specify: SEE ATTACHED EXHIBIT A
- Bulk Variance (lot coverage): SEE ATTACHED EXHIBIT A
- Use Variance (proposal not permitted in zone): N/A
- Appeal/Interpretation of Decision: MA
- Other - Specify: MA

1. Property Address: 1427 7th AVE NEPTUNE TOWNSHIP
2. Block: 410 Lot: 31
3. Property is located in R-4 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: GLORIOUS MAGALIE BELUBRON
Mailing Address: 1427 7th AVE NEPTUNE NJ 07753
Phone #: XXXXXXXXXX Fax #: _____ Cell #: _____
E-mail Address: _____
5. Name of Owner: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
6. Interest of Applicant, if other than Owner: _____
7. Name of Contact Person: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
8. Applicant's Attorney: ROBERT L. WITKIE Company: RESUKOFF RESUKOFF & WITKIE
Mailing Address: 41 MEMORIAL PARKWAY LONG BRANCH, NJ 07740
Phone #: (732) 229-1570 Fax #: (732) 229-2621 Cell #: _____
E-mail Address: RWESQ@RESUKOFFLAW.COM
9. Applicant's Engineer: MORGAN ENGINEERING Company: _____
Mailing Address: PO BOX 5232 TOMS RIVER NJ 08754
Phone #: (732) 270-9690 Fax #: (732) 270-9691 Cell #: _____
E-mail Address: _____
10. Applicant's Architect: NON Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: SAME AS ENGINEER Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
12. Applicant's Planner: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____

DESCRIPTION OF PROPERTY (e.g., Single Family Dwelling, Commercial/Retail):

Existing use of property: SINGLE FAMILY HOUSE
 Proposed use of property: SINGLE FAMILY HOUSE
 Special Flood Hazard Area: N/A

PRINCIPAL USE:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	5000 SQ FT	5000 SQ FT	5000 SQ FT
LOT COVERAGE	65%		
BUILDING COVERAGE	50%		
BUILDING HEIGHT	2 1/2 STORIES	2 1/2	2 1/2
FRONT SETBACK	20 FT	SEE SURVEY	
REAR SETBACK	30 FT		
SIDE SETBACK	5 FT		
COMBINED SIDE SETBACK	15 FT		

(If multiple lots and/or buildings, please attach additional detailed listing for each.) * SEE ATTACHED SURVEY AND EXHIBIT A

ACCESSORY (if applicable):

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT			
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.) * SEE ATTACHED SURVEY AND EXHIBIT A

8. Have there been any previous applications to the Planning Board or Board of Adjustment involving these premises?

YES NO

If YES, please give date(s): _____

Result of decision: _____

9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):

SEE EXHIBIT A ATTACHED HEREIN

10. If a Zoning denial has been received as part of this application, please attach.

The required submission for all applications to be complete is:

- Twenty-five (25) copies of a completed application form, inclusive of any supporting information.
- Twenty-five (25) copies and one (1) CD* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).

*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

MAGALIE BEAUBON

(INSERT APPLICANT'S NAME)

, being of full age, being duly sworn according to Law, on oath
deposes and says that all the above statements are true.

Magalie Beaubon

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

MAGALIE BEAUBON

(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

3 day of May, 2022

[NOTARY SEAL]

[Signature]
(SIGNATURE OF NOTARY PUBLIC)

ROBERT L. WITEK, II, ESQUIRE
ATTORNEY AT LAW OF NEW JERSEY

ATTORNEY FOR APPLICANT
Beaubon

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board or Board of Adjustment, any of said Board's professionals or any reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for the limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 5/3/22


(SIGNATURE OF PROPERTY OWNER)

STATEMENT FROM TAX COLLECTOR

Block: _____ Lot: _____

Property location: _____

Status of municipal taxes: _____

Status of assessments for local improvements: _____

Date: _____

(AUTHORIZED SIGNATURE OF TAX COLLECTOR)

ESCROW AGREEMENT

I/We fully understand an "Escrow Account" will be established to cover the costs of professional services which may include engineering, planning, and/or architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, Table 10.02 - Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional deposit required.

Payments shall be due within fifteen (15) days of receipt of the request for additional Escrow Funds. If payment is not received within that time, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

In accordance with N.J.S.A. 40:55D-53.1, all unused portion of the Escrow Account will be refunded upon written request from the Applicant, and verification by the Board's professionals who reviewed the application.

By signature below, I/We acknowledge receipt of Neptune Township's §1000 - Application and Escrow Fees, and agree to all conditions listed.

Name of Applicant: MAGALIE BEWBLER
(PLEASE PRINT)

Property Address: 1427 FA AVE NEPTUNE TOWNSHIP NJ

Block: 410 Lot: 31

Applicant: MAGALIE BEWBLER
(PRINT NAME)

Magalie Bewbler
(SIGNATURE OF APPLICANT)

Date: 5/9/22

Owner: MAGALIE BEWBLER
(PRINT NAME)

Magalie Bewbler
(SIGNATURE OF OWNER)

Date: 5/9/22

EXHIBIT A
GLORIUS AND MAGALIE BEUBRON
1427 7TH AVENUE, BLOCK 410, LOT 31
NEPTUNE TOWNSHIP, NJ

With respect to the foregoing, the applicants Glorius and Magalie Beubron are the owners of a parcel of real property located at 1427 7th Avenue, in Neptune Township. They purchased the property in November of 2017. The property is a single family dwelling house which is located in the R-4 zone. The use is permitted in the zone.

Subsequent to the purchase of the premises, the applicants removed and reconstructed the existing driveway located on the site, as well as a storage shed which was located on the site and installed another storage shed. Thereafter, in June of 2021, the applicants received a series of summonses which were issued by the Neptune Township Zoning Official wherein the applicants were alleged to have expanded the existing driveway, disturbed the land on the site without the permission of the zoning official and constructed the shed in a non-conforming fashion. These improvements are noted on the survey of property dated July 29, 2021 which was prepared by Morgan Engineering and Surveying from Toms River, New Jersey. The issue before the Board is the alleged expansion of the pre-existing non-conforming driveway, the disturbance of the land, and the location of the shed.

Applicant contends that the lot as it presently exists is in compliance with the use and bulk requirements of the R-4 zone; and seeks variance relief for the driveway, the shed and insofar as the Board is willing and/or able, relief from the disturbance of the land on the subject site. The applicant contends and will argue before the Board that the subject property, while complying with the bulk requirements of the R-4 zone may be seen to fit within the requirements for "Hardship" or "C-1" and "C-2" relief as noted in the Municipal Land Use Law, specifically NJSA 40:55D-70.

The applicants had applied for a zoning permit for these improvements on or about August 16, 2021 which was denied. The zoning officer in reviewing this application opined that the applicants had abandoned the use of the driveway which was initially non-compliant, and also had abandoned the use of the shed which was also initially a pre-existing non-conformity when they rebuild the shed and the driveway. As noted herein, given the exceptional narrowness of the subject property and also the location of the residential dwelling house on the rear of the property, this application fits comfortably within the parameters of C-1 and C-2 relief as set forth in the Municipal Land Use Law. Applicant would also seek any and all other design waivers and/or variances as may be required by the Zoning Board of Adjustment and/or its professionals.