



Fee Date: 06/28/2022
Check #: 119
Cash: 0

ZONING REVIEW

ID: 558035849

Date:

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: 3324 HIGHWAY 33 Block: 3001 Lot: 6 Zone: C-5
2. Applicant Name: Core Realty NJ ILC Phone No. (732)995-3122 Fax No.
Applicant's Address: 1932 Troy Drive Wall, NJ 07719
Email: bcadigan@coreconstructionmanagement.com
3. Property Owner Name: RYAL HOLDING LLC Phone No. Fax No.
Property Owner's Address: 9 NORTHWOODS RD OCEAN, NJ 07712
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:

07/07/2022 The property is located within the C-5 Zoning District.

Per Zoning Board of Adjustment Resolution Number 97-26, the zoning use of the property is supposed to be a Nonconforming Detached Single Family Residence, with Nonconforming Accessory Lawn Care Company with the following conditions:

(1) Applicant shall comply with any requirements established by, and obtain any necessary approvals of the following if applicable to the proposed application herein:

(A) Monmouth County Planning Board;

(B) New Jersey Department of Transportation;

(C) Fire Marshall;

(D) Township Engineer;

(E) Board of Health;

(F) Township Sewer Authority;

(G) Soil Conservation and Sediment Control approvals and permits; and

(2) Subject to the applicant complying with any and all Federal, State, County and local laws, rules and regulations affecting or pertaining to the development or use of the site in question.

(3) The applicant shall construct the proposed 900 square foot garage on the premises, and shall store equipment in the garage. Additionally, all maintenance of any machines or vehicles shall be conducted inside the garage.

(4) The applicant shall comply with the suggestions of the Township Engineer contained in the March 13, 1997 correspondence within one year of the date of memorialization. However, the driveway paving shall be completed within 60 days of the memorialization date.

(5) The applicant shall not store any hazardous materials on the premises.

The applicant indicates the zoning use of the property to be "C5" & "Lawn Care Company".

When the zoning permit application was submitted it was indicated that the Nonconforming Detached Single Family Use has been removed from the property.

This presents a violation of the Neptune Township Land Development Ordinance.

Per Resolution Number 97-26, the Zoning Board of Adjustment granted approval of a Nonconforming Detached Single Family Residence to operate a Nonconforming Accessory Lawn Care Company, with conditions. The Nonconforming Detached Single Family Residence use had been abandoned and the Nonconforming Accessory Lawn Care Company was made the principal use (a Nonconforming Lawn Care Company), without first acquiring zoning approval. This is a violation of the Neptune Township Land Development Ordinance. A use variance is required from the Zoning Board of Adjustment.

In comparing the plans on file to the Google Earth images, the intensity of the Nonconforming Lawn Care Company has increased, additional parking has been generated, and structures constructed on the property, all without zoning approval. A variance is required from the Zoning Board of Adjustment for Major Site Plan.

This zoning permit application is denied.

Zoning Board of Adjustment review and approval is required for the Nonconforming Lawn Care Company use, and Major Site Plan.

The property is in zoning violation. Application is to be made to the Zoning Board of Adjustment on or before 08-07-2022.

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