

APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

- Bulk Variance (front, side/rear setback, other) – Specify: _____
- Bulk Variance (lot coverage): _____
- Use Variance (proposal not permitted in zone): Expansion of pre-existing non-conforming use
- Appeal/Interpretation of Decision: _____
- Other - Specify: _____

1. Property Address: 408 Morrissey Road, Neptune, NJ 07753
2. Block: 5002 Lot: 6
3. Property is located in R3 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: Elizabeth M. Magistro
Mailing Address: 408 Morrissey Road, Neptune, NJ 07753
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
5. Name of Owner: Elizabeth M Magistro
Mailing Address: 408 Morrissey Road, Neptune, NJ 07753
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
6. Interest of Applicant, if other than Owner: _____
7. Name of Contact Person: Elizabeth M. Magistro
Mailing Address: 408 Morrissey Road, Neptune, NJ 07753
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
8. Applicant's Attorney: Gregory W. Vella Company: Collins, Vella & Casello, LLC
Mailing Address: 2317 Hwy 34, Suite 1A, Manasquan, NJ 08436
Phone #: 732-751-1766 Fax #: 732-751-1866 Cell #: _____
E-mail Address: gwvesq@aol.com
9. Applicant's Engineer: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
10. Applicant's Architect: Anthony J. Ercolino Company: Pissman-Ercolino
Mailing Address: 1320 Allaire Ave, Ocean, NJ 07712
Phone #: 732-531-8709 Fax #: 732-531-8706 Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: _____ 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: Pre-existing non-conforming two unit property
 Proposed use of property: Remain the same
 Special Flood Hazard Area: na

PRINCIPAL USE:

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE	7500		
LOT COVERAGE		28.19	29.77
BUILDING COVERAGE		20.16	22.24
BUILDING HEIGHT	under 35 Feet		
FRONT SETBACK			
REAR SETBACK		32.61	32.61
SIDE SETBACK		8.18	8.18
COMBINED SIDE SETBACK		36.8	36.8

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

ACCESSORY (if applicable):

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT		11	19.5
FRONT SETBACK			
REAR SETBACK		2.8	2.8
SIDE SETBACK		3.6	3.6
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

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.):

Pre-existing non-conforming two unit residential property.
Applicant is proposing a second floor to the rear unit and a
proposed covered porch to the front unit. Applicant requires
expansion of pre-existing non-conforming use. All other
requirements remain the same.

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

Elizabeth M. Magistro
(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.



(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Elizabeth M. Magistro
(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

27th day of January, 2023

[NOTARY SEAL]


(SIGNATURE OF NOTARY PUBLIC)

DONNA M. EDMUND
Notary Public, State of New Jersey
No. 2458339
Commission Expires September 21, 2023


OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER
WHERE APPLICANT IS NOT LANDOWNER

(Original signatures only – copies will not be accepted)

In the matter before the Board of Adjustment in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)
State of New Jersey, County of Monmouth, I/We, Elizabeth M Magistro,
(INSERT PROPERTY OWNER'S NAME[S])
with mailing address of 408 Morrissey Road, Neptune, NJ 07753,
(INSERT PROPERTY OWNER'S MAILING ADDRESS)
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application
designated as Block(s) 5002 Lot(s) 6,
also known as 408 Morrissey Road, Neptune, NJ 07753
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize _____
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)
to appeal to the Planning Board/Board of Adjustment of the Township of Neptune for such
relief as may be required relating to the property listed above, consent to such appeal and
application, and agree that the decision of the Planning Board/Board of Adjustment on such
appeal shall be binding upon me/us as if said appeal has been brought and prosecuted directly
by me/us as the Owner(s).



(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

24th day of January, 2023



(SIGNATURE OF NOTARY PUBLIC)

[NOTARY SEAL]
DONNA M. EDMUND
Notary Public, State of New Jersey
No. 2458339
Commission Expires September 21, 2023

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: 1-27-2023



(SIGNATURE OF PROPERTY OWNER)

STATEMENT FROM TAX COLLECTOR

Block: 5002 Lot: 6

Property location: 408 Morrissey Road, Neptune, NJ 07753

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: Elizabeth M. Magistro
(PLEASE PRINT)

Property Address: 408 Morrissey Road, Neptune NJ 07753


Block: 5002 Lot: 6

Applicant: Elizabeth M. Magistro
(PRINT NAME)


(SIGNATURE OF APPLICANT)

Date: 1-27-2023

Owner: Elizabeth M. Magistro
(PRINT NAME)


(SIGNATURE OF OWNER)

Date: 1-27-2023