

ZONING REVIEW

ID: 560879344

Date: 05/03/2023

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 checked="" 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 type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input 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: 32 EMBURY AVE Block: 228 Lot: 5 Zone: HD-O
2. Applicant Name: SERENITY INN, CORP. Phone No. [REDACTED] Fax No.
Applicant's Address: 31 MARSHALL ROAD WAYSIDE, NJ 07712
Email:
3. Property Owner Name: SERENITY INN, CORP. Phone No. Fax No.
Property Owner's Address: 31 MARSHALL ROAD WAYSIDE, 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:

05/03/2023 On 08-07-1985 the Zoning Board of Adjustment issued an approval to convert a 19 room rooming house into a seven-apartment house. Records show that Code Construction Department and Mercantile have been issuing permits identifying the property to be a 14 unit hotel for more than 30 years. There are no zoning records of approval permitting the zoning use of the property to be a 14 unit hotel.

The applicant has submitted this zoning permit application to change the use of the property into a rooming house. A variance is required from the Zoning Board of Adjustment to convert the property into a rooming house.

This zoning permit application is denied.

Zoning Board of Adjustment approval is required.

Status

Approved

Denied

Referrals

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement

EX 278



Neptune

Township - NJ

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07/20/2023

SERENITY INN, CORP.
(Randi Evangelista)
31 MARSHALL ROAD
WAYSIDE, NJ 07712

**Re: Zoning Violation
32 EMBURY AVE
Block: 228, Lot(s): 5 .**

To Whom It May Concern:

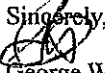
According to records of the tax assessor, you are the owner of property located at 32 EMBURY AVE. On , an apparent violation of the Township of Neptune Land Development Ordinance was noticed on your property.

Specifically noted: - Changed the use of the property without first acquiring zoning approval.

Such activity/construction is a violation of Section(s) of the Township of Neptune - Land Development Ordinance. This office would like to solicit your cooperation and community spirit in correcting the violation by (choose one) removing the violation/eliminating the activity/ filing a Zoning Permit Application with this office, to initiate the remediation process, on or before 07/27/2023.

Thank you for your cooperation.

Please respond in writing within the designated timeframe indicating acknowledgement of the violation(s) noted and your intended remediation action. If response (in writing) is not received on or before 07/27/2023, then the property will result in the continued enforcement of the Land Development Ordinance, which may result in your required appearance in court.

Sincerely,

George Waterman
Zoning Officer

Enclosures

cc: Gene Anthony, Township Attorney

VIOLATION LISTINGS

Violation #	Violation Date	Comply By Date	Violation Description
1	07/20/2023	07/27/2023	- Changed the zoning use of the property without first acquiring zoning approval.

Corrective Action

- Restore the property to the Board of Adjustment, Resolution 85 # 40, approval.