



Fee Date: 05/18/2023

Check #: 5285

Cash: 0

**ZONING REVIEW**

ID: 561255469

Date: 05/18/2023

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 type="checkbox"/> Continuing/Changing Use        | <input type="checkbox"/> New Commercial Business            | <input type="checkbox"/> Solar                 |
| <input checked="" 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](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:** 310 WOODMERE AVE **Block:** 5203 **Lot:** 5 **Zone:** R-3

2. **Applicant Name:** Deck Guardian Inc. **Phone No.** (732)532-5903 **Fax No.**

**Applicant's Address:** 3 Westbrook Ave. Hillsborough, NJ 08844

**Email:** mario@deckguardian.com

3. **Property Owner Name:** WEEKS, WILLIAM J & KATRINA **Phone No.** [REDACTED] **Fax No.**

**Property Owner's Address:** 310 WOODMERE AVE NEPTUNE, NJ 07753

**Email:** [REDACTED]

4. **Present Approved Zoning Use of the Property:** Detached Single Family Residence

5. **Proposed Zoning Use of the Property:** Detached Single Family Residence

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:**

05/18/2023 The property is located within the R-3 Zoning District.

The zoning use of the property is a Detached Single Family Residence.

The applicant is proposing work in reference to:

- Porch, Deck and Balcony Requirements

**Porch, Deck and Balcony Requirements**

Land Development Ordinance section 411.07 states:

1. Deck setbacks. For single family residential structures, a deck may extend no more than eight (8) feet into the required front setback area, provided the principal structure conforms to the front yard setback requirement. For single family residential structures, a deck may extend no further than fifteen (15) feet into a required rear yard setback area, provided the principal structure conforms to the rear yard setback requirements. In no instance shall a deck be closer than ten (10) feet to a front, rear or side lot line. No deck for a residential structure may extend into a side setback area. No deck associated with a multi-family residential use may extend into any required setback area.

[NOTE: Amended per Ordinance No. 13-17]

**ZONING NOTES:**

**- The applicant indicates the proposed construction of a deck that will be noncompliant with the side setback requirements. The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement. A variance is required from the Zoning Board of Adjustment.**

-

-

-

-

**The applicant does not demonstrate compliance with this Neptune Township Land Development Ordinance requirement. A variance is required from the Zoning Board of Adjustment.**

-

**This zoning permit application is denied.**

**Status**

Approved

Denied

**Referrals**

Construction

HPC

Engineering

Planning Board

Zoning Board

Mercantile

Code Enforcement