

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): _____
- Appeal/Interpretation of Decision: _____
- Other - Specify: CERTIFICATE OF PRE EXISTING USE NJSA 40:58D-6P

1. Property Address: 32 EMBURY AVE OCEAN GROVE
2. Block: 228 Lot: 5
3. Property is located in HD-0 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: SECRETY INN, CORP. C/O RANDI EVANGELISTA
Mailing Address: 31 MARSHALL ROAD, WAYSIDE NJ 07712
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
5. Name of Owner: SAME
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
6. Interest of Applicant, if other than Owner: _____
7. Name of Contact Person: _____
Mailing Address: SAME
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
8. Applicant's Attorney: MARK A. STEINBERG Company: _____
Mailing Address: 685 NEPTUNE BLVD, NEPTUNE NJ 07753
Phone #: 732 774 5665 Fax #: 732 775 7437 Cell #: _____
E-mail Address: MSTEINB517@aol.com
9. Applicant's Engineer: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
10. Applicant's Architect: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
12. Applicant's Planner: ALLISON COFFIN Company: JWH ASSOCIATES
Mailing Address: 823 WEST PARK AVE OCEAN NJ 07712
Phone #: 732-493 3065 Fax #: _____ Cell #: _____
E-mail Address: Alli.coffin@gmail.com

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

Existing use of property: ROOMING HOUSE
 Proposed use of property: ROOMING HOUSE
 Special Flood Hazard Area: _____

PRINCIPAL USE:

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

(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	N/A		
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
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): 8/7/85 & 9/4/85

Result of decision: GRANT OF CHANGE IN USE - NEVER CHANGED OR BUILT

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

NJSA 40:550-68
USE EXISTED & CONTINUED
BEFORE & AFTER ANY ORDINANCE CHANGE

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

Serenity Inv Corp, being of full age, being duly sworn according to law, on oath
(INSERT APPLICANT'S NAME)
deposes and says that all the above statements are true.

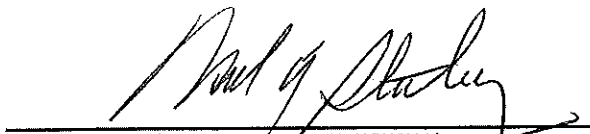

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)
RANDI EVANGELISTA, President

(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

27th day of September, 2023

[NOTARY SEAL]


(SIGNATURE OF NOTARY PUBLIC)
MARK A. STEINBERG

Attorney at Law of N.J.

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, RANDI EVANGELISTA,
(INSERT PROPERTY OWNER'S NAME[S])
 with mailing address of 31 MARSHALL Rd OCEAN NJ 07712,
(INSERT PROPERTY OWNER'S MAILING ADDRESS)
 of full age being duly sworn according to oath depose(s) and say(s):

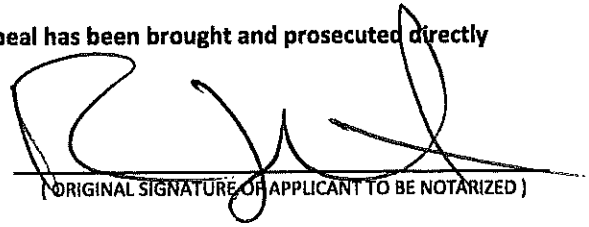
"I/We am/are the Owner(s) of the subject property in connection with this application

designated as Block(s) 228 Lot(s) 5,

also known as 32 EMBURY AVE.
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize RANDI EVANGELISTA For Serenity Inn Corp
(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).

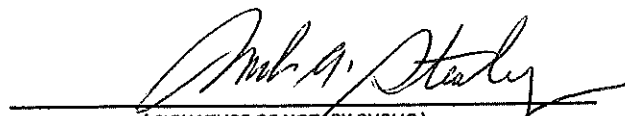


(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

27th day of September, 2023



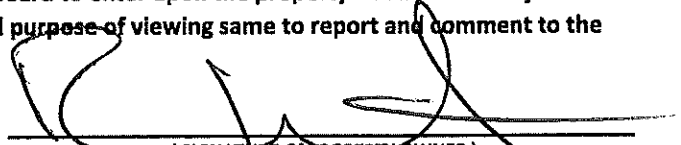
(SIGNATURE OF NOTARY PUBLIC)
MARK A. STEINBERG
 Attorney at Law of N.J.

[NOTARY SEAL]

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: 9/27/23



(SIGNATURE OF PROPERTY OWNER)
RAULI EVANGELISTA

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.

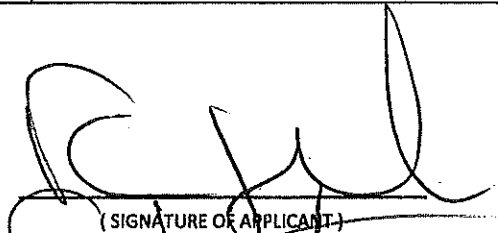


Name of Applicant: Serenity Inn Corp by RANDI Evangelista
(PLEASE PRINT)

Property Address: 32 Embury Ave, Ocean Grove NJ 07756

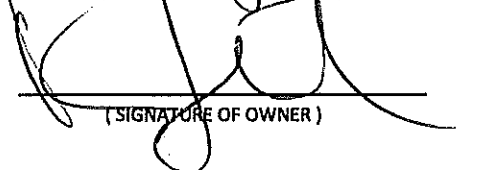
Block: 228 Lot: 5

Applicant: RANDI Evangelista
(PRINT NAME)


(SIGNATURE OF APPLICANT)

Date: 9/27/23

Owner: RANDI Evangelista
(PRINT NAME)


(SIGNATURE OF OWNER)

Date: 9/27/23