

LEON S. AVAKIAN, INC. *Consulting Engineers*

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October 12, 2023

Neptune Township Planning Board
PO Box 1125
25 Neptune Boulevard
Neptune, NJ 07753

Re: Matthew Loring
300 Hoover Road
Outstanding Items for Variance Application

Dear Board Members:

Please find a list generated by myself and George Waterman of the outstanding items the Township and Zoning Board of Adjustment requires in order to adequately evaluate the above referenced application.

- Construction of a Driveway without first acquiring zoning approval.

Surveys must show the existing location of the driveway. If you are proposing any changes to the driveway, indicate the proposed changes drawn to scale on the survey. Clearly discern between the existing and proposed conditions. Surveys must show compliance/noncompliance with the location, construction specification, width, grading, apron, side slope, and clear sight triangle requirements. Surveys must be to scale displaying the driveway dimensions and setbacks. Materials that the driveway consists of must be indicated on the zoning permit application. The grading of the driveway must be displayed on the survey. The apron must be displayed on the survey. The clear sight triangle must be overlaid on the survey, displaying any obstructions.

- Construction of a Nonconforming Fence without first acquiring zoning approval.

Surveys must show the existing location of all fencing use to secure the property. If you are proposing any changes to the fence, indicate the proposed changes drawn to scale on the survey. Clearly discern between the existing and proposed conditions. As stated on the zoning permit application, indicate the location, type (solid, non-solid, or 50% or more open), and height of the fence on the surveys. Clearly discern the height and type of fence in the respective yard areas as defined in the Neptune Township Land Development Ordinance. On the zoning permit application, identify the location of the finished exterior side. Identify the materials of the fence. Certify compliance/noncompliance with the fence drainage requirements. The sight triangles must be overlaid on the survey, displaying any obstructions.

- Expansion of a Nonconforming Swimming Pool without first acquiring zoning approval.

Surveys must show the existing location of the swimming pool and pool filtering equipment. If you are proposing any changes to the swimming pool and pool filtering equipment, indicate the proposed changes drawn to scale on the survey. Clearly discern between the existing and

proposed conditions. Surveys must show compliance/noncompliance with the location, setback, and swimming pool fencing requirements.

- Construction of an Accessory Structure (“Outdoor Cooking Area”) without first acquiring zoning approval.

- Construction of a Retaining Wall without first acquiring zoning approval.

- Changes to the Total Lot Coverage without first acquiring zoning approval.

You dispute that the outdoor cooking area is not an accessory structure. You indicate the area consists of a movable grill, sitting wall, and impervious coverage area. You must provide coverage calculations. You must provide engineer plans for the retaining walls, clearly displaying their length, width and height. Surveys must show the existing location of the structures. If you are proposing any changes, indicate the proposed changes drawn to scale on the survey. Clearly discern between the existing and proposed conditions. Surveys must show compliance/noncompliance with the setback requirements for the retaining walls.

- Disturbance of land without first acquiring Department of Engineering approval.

Provide a grading plans of the property

Should you have any questions or require any clarification regarding this matter, please do not hesitate to contact this office at (732) 922-9229.

Very truly yours,

Leon S. Avakian, Inc.



Jennifer C. Beahm, PP, AICP
Planning Board Planner

JCB

cc: Monica C. Kowalski, Esq., Board Attorney
Matt Shafai, P.E., Board Engineer
George Waterman, Zoning Officer
Mark A. Steinberg, Esq., Applicants Attorney