

Zoning Permit



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input type="checkbox"/> RETAINING WALL (\$35)
<input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	<input type="checkbox"/> SIGN (\$35)
<input type="checkbox"/> DRIVEWAY (\$35)	<input type="checkbox"/> SOLAR PANEL (\$35)
<input type="checkbox"/> FENCE (\$35)	<input type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35)
<input type="checkbox"/> HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)	<input type="checkbox"/> STORAGE SHED (\$35)
<input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)	<input type="checkbox"/> SUBDIVISION (\$35)
<input checked="" type="checkbox"/> INTERIOR REMODELING (\$35)	<input type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
<input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input checked="" type="checkbox"/> ZONING DETERMINATION LETTER (\$35)
<input type="checkbox"/> OTHER: _____ (\$35)	

*Indicate location, height, and type of fence or wall on survey / plot plan.

PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at www.neptunetownship.org/departments/land-use.

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

PLEASE NOTE: If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

PLEASE PRINT CLEARLY:

1. Block: 148	Lot: 5	Zoning District: HDB1
2. Property Address: 42 PILGRIM PATHWAY		
3. Current Property Owner Information:		
(AS IDENTIFIED ON THE TAX ASSESSORS RECORD) Applicant Information:		
Name: TRIDENT PATHWAY, LLC	Name: TRIDENT PATHWAY, LLC	
Address: 101 JERSEY AVENUE	Address: 101 JERSEY AVENUE	
SPRING LAKE, NJ 07762	SPRING LAKE, NJ 07762	
Phone: (732)280-2606	Phone: (732)280-2606	
Email Address: ejtiesi@gmail.com	Email Address: ejtiesi@gmail.com	
4. Present zoning use of the property: Mixed Use		
5. Proposed zoning use of the property:	<input checked="" type="checkbox"/> Unchanged	

Zoning Permit

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

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: Planning Board

Resolution #: #03/15

(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 61.10 %

Lot Coverage: 100.00 %

-----FOR OFFICE USE-----

Zoning Review Notes:

11/20/2024 The property in question is presently located in an HD-B-1 (Historic District Mixed-Use) Zoning District.

According to our records 42 Pilgrim Pathway (Block: 148, Lot: 5) is not found to be in any special restrictive or overlay districts.

The property consists of one (1) 3-story building containing 3 units (2 units residential, 1 unit commercial).

The existing structure is nonconforming as it does not meet the setback requirements.

This Zoning District acknowledges the suitability of residential uses located at upper stories of mixed-use buildings, with the ground story devoted to permitted uses in the district.

The commercial business located on the ground floor includes one General Stores and one Retail Bakeries, operating under one business.

In accordance with PB Resolution #03/15, the property received a conditional use variance to convert an existing second floor storage area into a one bedroom apartment. The resolution describes the property as a 3-story, 6,000 s.f. mixed use structure with a retail grocery/deli market on the first floor; storage and a 990 s.f. 1-bedroom apartment on the second floor; and a 4-bedroom apartment on the third floor.

- The applicant has submitted this zoning permit application indicating interior remodeling for the 1st floor commercial and 2nd story residential. They indicate they are seeking to convert the 2nd story accessory commercial area into a 2-bedroom apartment.

- The applicant indicates the existing conditions of the building are 1st floor commercial, 2nd floor commercial and 2-bedroom apartment, and 3rd floor 4-bedroom apartment. There appears to have been a zoning approval issued in 2016 for the addition of a 2nd bedroom to the Board Approved 1-bedroom apartment on the 2nd floor as the prior resolution of approval had been omitted from the Zoning Permit submission for said interior work. Therefore, the property is in violation of the Planning Board Resolution #03/15.

- The applicant has now submitted this application seeking to convert the 2nd story to entirely residential by adding an additional 2nd bedroom apartment and abandoning the storage area; therefore rendering the property with 1st floor commercial, 2nd story two (2) 2-bedroom apartments, and the 3rd story will remain a 4-bedroom apartment.

This zoning permit is DENIED as it appears the applicant is seeking to add a second 2-bedroom unit to the 2nd floor. No plans have been provided with this submission. By adding a 3rd residential unit to this property, the applicant will be exceeding the maximum density of 24.2 dwelling units per acre in the zone; therefore, it appears the applicant will need to seek a density variance from the Zoning Board of Adjustment for this new proposal.

Zoning Board of Adjustment and Construction Department approvals are required.

Status

Approved ☐ Denied ☒

Referrals

Construction ☒ HPC ☐ Engineering ☐ Planning Board ☐ Zoning Board ☒ Mercantile ☐ Code Enforcement ☐