



Fee Date:

Check #:

Cash: 0

ZONING REVIEW

ID: 564385568

Date: 01/22/2024

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 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 checked="" 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: 9 HECK AVE **Block:** 211 **Lot:** 10 **Zone:** HD-O
2. **Applicant Name:** ANTES, RUTH M **Phone No.** **Fax No.**
Applicant's Address: PO BOX 128 OCEAN GROVE, NJ 07756
Email:
3. **Property Owner Name:** ANTES, RUTH M **Phone No.** **Fax No.**
Property Owner's Address: PO BOX 128 OCEAN GROVE, NJ 07756
Email:
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:

01/22/2024 **The applicant did not indicate the Zoning District in which the property is located. Indicating the correct Zoning District is pertinent to the zoning review process. The property is located within the HD-O Zoning District. Please reference Neptune Township Land Development Ordinance section 407.02, pertaining to the HD-O Zoning District.**

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The applicant indicates the zoning use of the property to be "Residence". This is inaccurate. Indicating the correct zoning use of the property is pertinent to the zoning review process. The applicant does not identify the zoning use of the property as being a listed permitted (conforming) use, as identified in Neptune Township Land Development Ordinance section 407.02-B or a nonconforming (prohibited) use. A review of the zoning permit file identifies the correct zoning use of the property to be a Detached Single Family Residence.

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The applicant/property owner asserts that the premises has not been the subject of any prior

application to a Board of Jurisdiction (Zoning Board of Adjustment and/or Planning Board). However, this statement has been found to be inaccurate. It has been determined that the applicant/property owner provided false information, making them susceptible to the Penalty for False Filing as outlined in the New Jersey Municipal Land Use Law, section 40:55D-68.3.

Specifically, Susan Antes previously applied to the Zoning Board of Adjustment seeking a variance to address zoning violations on the property. The application, however, was administratively dismissed by the Zoning Board of Adjustment. Upon reviewing the zoning file, it is evident that the property continues to be in zoning violation, subject to the penalties specified in Neptune Township Land Development Ordinance section 1105 from 05-06-2021 to the present.

Due to the ongoing zoning violation, no additional zoning permits will be issued for the property until the zoning violations have been remediated. Consequently, this zoning permit application is denied.

Zoning Permit;

Neptune Township Land Development Ordinance section 1102-A states:

- A When required. A zoning permit shall be issued prior to:
 - 1 The commencement or change of use of a property, building or structure;
 - 2 The occupancy of any building or structure;
 - 3 The construction, erection, reconstruction, alteration, conversion, or installation of any building or structure;
 - 4 Issuance of a Certificate of Appropriateness, where applicable.

ZONING NOTES:

- The applicant does not clearly identify all zoning related work being proposed in the detailed description on the zoning permit application. This zoning permit application is denied.

- The applicant and their professional presented to the zoning counter, during application submission, claiming emergency repairs needed to be performed and that the principal structure was in poor condition. The Construction Department confirmed that no unsafe structure notices have been issued.

Zoning Permit Application Information Sheet;

With each Zoning Permit Application, you are required to submit the following:

For all projects within the Historic Zoning Districts:

- . Four (4) copies of a current survey/site plan**
- . Four (4) sets of construction plans.**

For all projects outside of the Historic Zoning Districts:

- . Three (3) copies of a current survey/site plan**
- . Three (3) sets of construction plans.**

Surveys must depict existing conditions, including the exact location of physical features such as metes and bounds, drainage, waterways, specific utility locations, and easements—all drawn to scale. All surveys must be prepared by a land surveyor. The survey information may be transposed to a site plan if the date of the survey, the preparer, and the project owner are noted on the site plan.

Vegetation, general flood plain determinations, or the general location of existing utilities, buildings, or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect, or another person acceptable to the reviewing governmental body.

On all plans, you are responsible for showing:

- The actual shape and dimensions of the lot to be built upon
- The exact location, size, and height of all existing and proposed structures and substructures (drawn to scale)
- The number of dwelling units the structure is designed to accommodate
- The number and location of off-street parking spaces and off-street loading areas
- Any other information regarding the lot and neighboring lots necessary to determine and enforce the Neptune Township Land Development Ordinance.

ZONING NOTES:

- The applicant did not provide the appropriate surveys/plot plans/site plans with this zoning permit application submission. This zoning permit application is denied.

- The applicant did not provide the appropriate construction plans with this zoning permit application submission. This zoning permit application is denied.

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Due to the ongoing zoning violation, no additional zoning permits will be issued for the property until

the zoning violations have been remediated.
Consequently, this zoning permit application is denied.

Status

Approved ☐

Denied ☒

Referrals

Construction ☒

HPC ☒

Engineering ☒

Planning Board ☐

Zoning Board ☐

Mercantile ☐

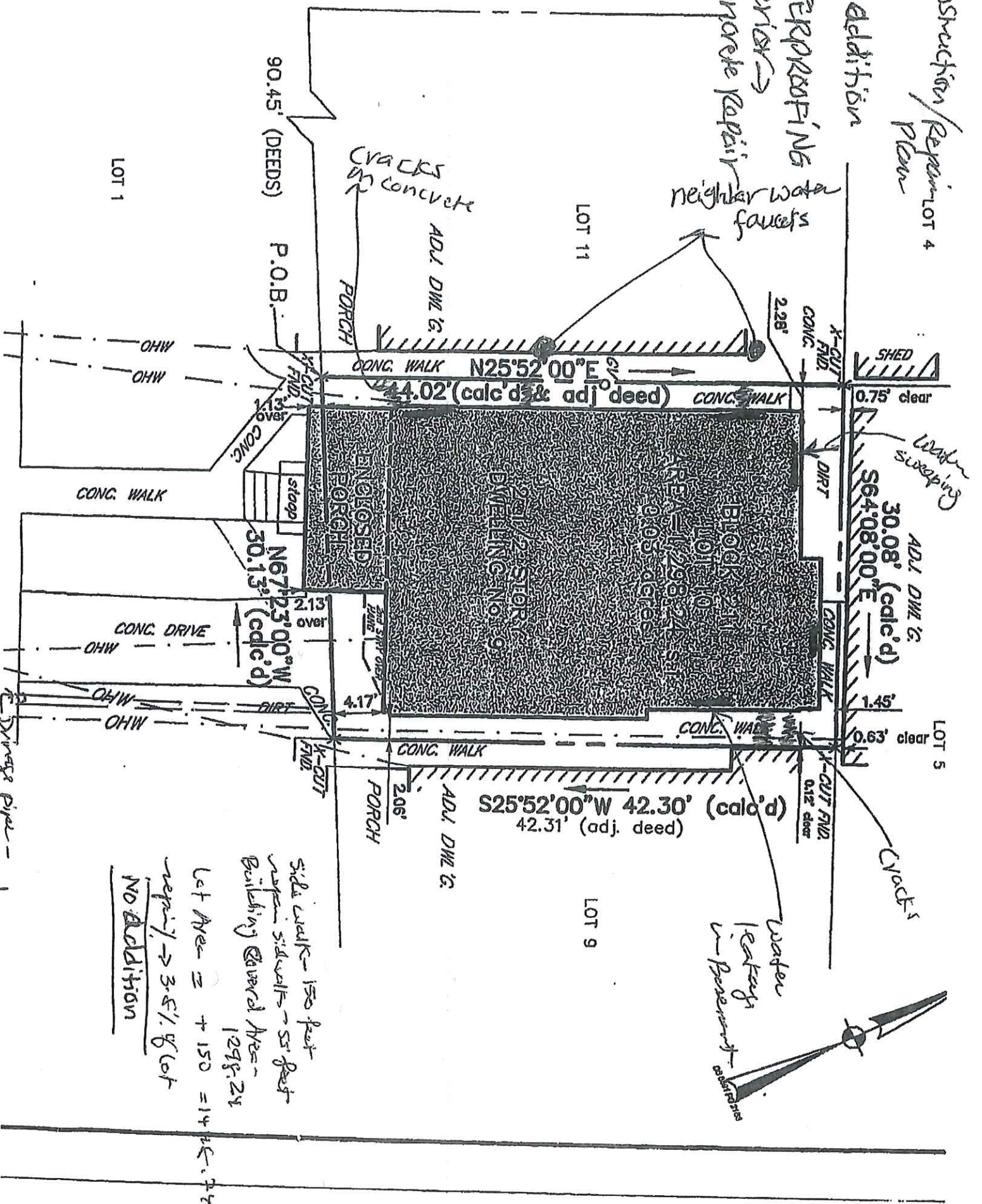
Code Enforcement ☐

BEACH AVENUE

Construction/Repair Plan
→ No addition

WATERPROOFING
EXTERIOR
→ Concrete Repair

neighbor water faucets



Side walk - 150 feet
main sidewalk - 55 feet
Building Covered Area - 1298.24
Lot Area = 1425.77
repair -> 3.5% of lot
No Addition

water leaks in basement

Cracks

Washer Sweeping

Drainage pipe - underground

BEACH AVENUE

