

Neptune Township
25 Neptune Blvd.
Neptune, New Jersey 07753
732-988-5200 ext. 278 Fax 732-988-4259
www.neptunetownship.org



Application # ____/____/____
Date Filed ____/____/____
Hearing Date ____/____/____

Application for Use and/or Bulk Variances

Type of Variance Requested:

- Bulk Variance [front, side/rear setback, other] Specify ORD. SEC. 412.07.B - FENCES & WALLS
ORD. SEC. 421 - SLOPE REGULATIONS & RETAINING WALLS
- Bulk Variance [Lot Coverage] _____
- Use Variance [proposal not permitted in zone] _____
- Appeal/Interpretation of Decision _____
- Other, Specify _____

1. Property Address: 522 SOUTH RIVERSIDE DRIVE
2. Block 5213 Lot 1
3. Property is located in R-3 Zoning District according to the Neptune Twp. Land Ordinance.
4. Name of applicant: DYKEMAN ASSOCIATES
Mailing address: 1 DYKEMAN PLACE, NEPTUNE, NJ 07753
Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]
E-mail address: [REDACTED]
5. Name of owner: SAME AS APPLICANT
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____
6. Name of contact person: SAME AS APPLICANT
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____
7. Interest of applicant, if other than owner: OWNER

Detailed Information:

- Existing use of property: VACANT
- Proposed use of property: SINGLE FAMILY RESIDENTIAL
- Special Flood Hazard Area: ZONE 'X'

Principal Use:

	Required and/or Permitted	Existing	Proposed
Lot Size	7,500 SF	13,024 SF	13,024 SF
Lot Coverage	65%	18%	25.58%
Building Coverage	50%	—	14.06%
Building Height	2 STORIES 35 FEET	—	2 STORIES 30.9 FEET
Front Setback	20 FT.	—	22 FT.
Rear Setback	30 FT.	—	48.8 FT.
Side Setback	10 FT.	—	17.0 FT.
Combined Side Setback	20 FT.	—	54.3 FT.

(If multiple lots and/or buildings, please attach additional detailed listing)

Accessory: (If Applicable)

N/A

	Permitted	Existing	Proposed
Lot Size			
Lot Coverage			
Building Coverage			
Building Height			
Front Setback			
Rear Setback			
Side Setback			
Combined Side Setback			

(If multiple lots and/or buildings, please attach additional detailed listing)

8. Has there been any previous applications involving these premises Yes No

If so when _____

Result of decision _____

9. Justification/Reason(s) for variance(s) requested [be as specific as possible attach additional sheets as necessary]

EXISTING STEEP SLOPES ON THE PROPERTY DO NOT
ALLOW SITE TO BE IMPROVED IN STRICT
COMPLIANCE WITH ORDINANCE REQUIREMENTS.

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 completed application form inclusive of any supporting information; and 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 Section 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

DYKEMAN ASSOCIATES being of full age, being duly sworn according to
(Insert Applicant's Name)


Law, on oath depose and says that all the above statements are true.


(Original Signature of Applicant to be Notarized)

Robert Dykeman
(Print Name of Applicant)

Sworn and subscribed before me this

19th day of MAY, 2020


Signature of Notary Public

[NOTARY SEAL]
DAVID A. KRENKEL, ESQ.
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

Neptune Township
25 Neptune Blvd.
Neptune, New Jersey 07753
732-988-5200 ext. 278 Fax 732-988-4259
www.neptunetownship.org



Application # _____ / _____ / _____
Date Filed _____ / _____ / _____
Hearing Date _____ / _____ / _____

Application for Site Plan and/or Subdivision

(Check all that apply)

Preliminary Minor Subdivision Minor Site Plan
Final Major Subdivision Major Site Plan
Other Explain: _____

Please check one:

Planning Board Zoning Board of Adjustment

Property Information:

1. Property address: 522 SOUTH RIVERSIDE DRIVE
Block 5213 Lot 1 Zone R-3 Acreage 13,024 SQ.FT.
0.299 ACRES

Contact Information:

2. Name of applicant: DYKEMAN ASSOCIATES
Mailing address: 1 DYKEMAN PLACE, NEPTUNE, NJ 07753
Phone # [REDACTED] Fax # _____ Cell # [REDACTED]
E-mail address: [REDACTED]
3. Interest of Applicant if other than owner: OWNER
4. Contact Person: SAME AS APPLICANT
Mailing Address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____
5. Name of owner: SAME AS APPLICANT
Mailing address: _____
Phone # _____ Fax # _____ Cell # _____
E-mail address: _____
6. Name of applicant's Attorney: KENNETH PAPE
Mailing Address: SIG STATE HIGHWAY 33, MILLSTONE, NJ 08535
Phone # 732-679-8444 Fax # 732-679-6554 Cell # _____
E-mail address: _____

7. Name of applicant's Engineer: NELSON ENGINEERING ASSOCIATES, INC
 Mailing Address: 1750 BLOOMSBURY AVE., OCEAN, NJ 07712
 Phone # 732-918-2100 Fax # 732-918-0697 Cell # _____
 E-mail address: dboesch@nelsoneng.net

Detail Property Information:

8. Existing use of property: VACANT
 9. Proposed use of property: SINGLE FAMILY RESIDENTIAL
 10. Special Flood Hazard Area: ZONE 'X'

Detail Proposed Information:

11. Proposed number of lots, if applicable 1 EXISTING LOT

	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	7,500 SF	13,024 SF	13,024 SF
Lot Coverage	65%	18%	25.58%
Building Coverage	50%	—	14.06%
Building Height	2 STORIES 35 FEET	—	2 STORIES 30.9 FEET
Front Setback	20 FT.	—	22 FT.
Rear Setback	30 FT.	—	48.8 FT.
Side Setback	10 FT.	—	17.0 FT.
Combined Side Setback	20 FT.	—	54.3 FT.

(If multiple lots and/or buildings are proposed, please attach detailed listings)

12. Has there been any previous applications involving these premises? Yes No Unknown

If so, when _____

Result of decision _____

13. List of variances requested with Section reference [attach forms as necessary]

SECTION 421 ~ STEEP SLOPES & RETAINING WALLS

SUBSECTIONS D, G,

14. 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 completed application form inclusive of any supporting information; and twenty-five (25) copies plus one (1) CD* of survey and/or any plan(s), with one (1) additional copy of survey and/or any plan(s) on 11" x 17" sheet(s).

* See Section 802A. Development Application Completeness Checklist for details on submission requirements.

AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

DYKEMAN ASSOCIATES being of full age, being duly sworn according to
(Insert Applicant's Name)

Law, on oath depose and says that all the above statements are true.

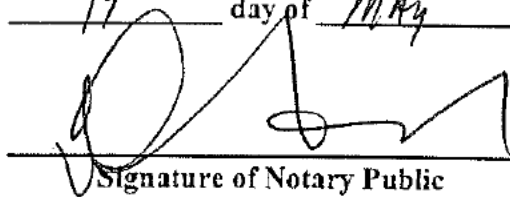


(Original Signature of Applicant to be Notarized)

Robert Dykeman
(Print Name of Applicant)

Sworn and subscribed before me this

19th day of May, 20 20


Signature of Notary Public

[NOTARY SEAL]

DAVID A. KRENKEL, ESQ.
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

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 ZONING BOARD OF ADJUSTMENT
(Insert Planning Board or Zoning Board of Adjustment)

IN THE TOWNSHIP OF NEPTUNE, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, DYKEMAN ASSOCIATES, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)


1 DYKEMAN PLACE, NEPTUNE, NJ 07753 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 5213 LOT(S) 1
ALSO KNOWN AS 522 SOUTH RIVERSIDE DRIVE
(Insert physical address of the subject property)

I/WE AUTHORIZE DYKEMAN ASSOCIATES
(Insert name of Owner(s)' representative appearing before the Board)

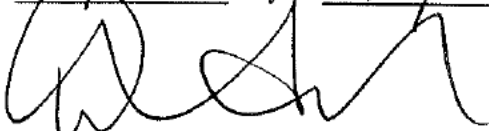
TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF NEPTUNE FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).


(Original Signature of Owner to be Notarized)


(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

19th day of MAY, 20 20



Signature of Notary Public


DAVID A. KRENKEL, ESQ.
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

[NOTARY SEAL]

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Township of Neptune Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 5-19-20



Signature of Property Owner

STATEMENT FROM TAX COLLECTOR

Block 5213 Lot 1

Property Location 522 SOUTH RIVERSIDE DRIVE

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 the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Land Use Board.

The amount of the Escrow Deposit will be determined by the Neptune Township Land Development Ordinance, section 1000 Application and Escrow Fee, 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; applicant will be notified of any anticipated charges and the amount of the 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, applicant will be considered to be in default, and such default may jeopardize appearance before the Board of hold up any and all pending approvals and building permits. Continued refusal will result in legal action against the property.


Also 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 Section 1000, Application and Escrow Fees and agree to all conditions listed.

Name of Applicant: DYKEMAN ASSOCIATES
[please print]

Property Address: 522 SOUTH RIVERSIDE DRIVE Block 5213 Lot 1

Applicant's Name: Robert Dykeman [Print Name]  [Signature of Applicant]

Owner's Name: Robert Dykeman [Print Name]  [Signature of Owner]

Date: 5/19/2020