

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 Amend approval to add 2nd floor area, 12' front set back on Prospect is proposed where 25' is required.
- Bulk Variance [Lot Coverage] _____
- Use Variance [proposal not permitted in zone] _____
- Appeal/Interpretation of Decision _____
- Other, Specify Revised grading as required for reduced footprint

1. Property Address: 223 South Riverside Drive
2. Block 5412 Lot 13
3. Property is located in R2 Zoning District according to the Neptune Twp. Land Ordinance.
4. Name of applicant: James and Lori Monteforte

Mailing address: 2305 Logan Road, Ocean Township, NJ

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: Jim@mas-aia.com

-
5. Name of owner: James and Lori Monteforte

Mailing Address: 2305 Logan Road, Ocean Township, NJ

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: Jim@mas-aia.com

6. Name of contact person: James and Lori Monteforte

Mailing Address: 2305 Logan Road, Ocean Township, NJ

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: Jim@mas-aia.com

7. Interest of applicant, if other than owner: _____

Detailed Information:

- Existing use of property: Single Family
- Proposed use of property: Single Family
- Special Flood Hazard Area: Coastal A, AE10 & AE11

Principal Use:

	Required and/or Permitted	Existing	Proposed
Lot Size	10,000	11,046	11,046
Lot Coverage	40%	Approved 34.4%	32.7%
Building Coverage	40%	Approved 25%	23.3%
Building Height	35'	Approved 33'	33'
Front Setback	25'	Approved 12'	12'
Rear Setback	30'	54'(+)	54'(+)
Side Setback	10'	10'	10'
Combined Side Setback	25'	25'	25'

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

Accessory: (If Applicable)

	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 December 18, 2018

Result of decision Approved Front Yard Setback

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

CAFRA regulations caused redesign of previously approved application which reduces building footprint on South Riverside Drive and adds second floor bulk over area not previously approved.

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

James Monteforte 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)

James Monteforte
(Print Name of Applicant)

Sworn and subscribed before me this

23 day of Sept, 2020

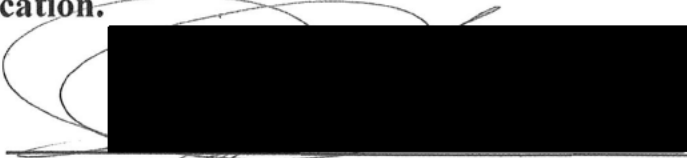
Jeanette M Hernandez
Signature of Notary Public

JEANETTE M HERNANDEZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES APR. 12 2021

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: 9.23.20



Signature of Property Owner

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 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: **James Monteforte**

[please print]

Property Address: **223 South Riverside Drive**

Block: **5412**

Lot: **13**

Applicant's Name: **James Monteforte**

[Print Name]

[Signature of Applicant]

Owner's Name: **James Monteforte**

[Print Name]

[Signature of Owner]

Date: **9/23/20**