

COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:

- [C = Complete I = Incomplete N/A = Not Applicable W = Waiver Requested*]
- | C | I | N/A | W* | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) ¹⁵ copies of completed and signed application form, which must include the following: |
| | | | | <input type="checkbox"/> Applicant's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number and e-mail address. |
| | | | | <input type="checkbox"/> Applicant's interest in the property. |
| | | | | <input type="checkbox"/> Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives. |
| | | | | <input type="checkbox"/> Street address of property under consideration. |
| | | | | <input type="checkbox"/> Tax Block and Lot numbers of property. |
| | | | | <input type="checkbox"/> Zoning District in which property is located. |
| | | | | <input type="checkbox"/> Description of the property. |
| | | | | <input type="checkbox"/> Description of the proposed development. |
| | | | | <input type="checkbox"/> Type of application (i.e., Use Variance or Bulk Variance). |
| | | | | <input type="checkbox"/> Identification of subject property's Special Flood Hazard Area Zone. |
| | | | | <input type="checkbox"/> Executed copy of "Authorization & Consent Form" Part C. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Ownership" Part D, if applicable. |
| | | | | <input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable. |
| | | | | <input type="checkbox"/> Verification of taxes paid (this will be further verified by the Administrative Officer). |
| | | | | <input type="checkbox"/> Executed copy of "Escrow Agreement" Part E. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) ¹⁵ copies of the property deed(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) ¹⁵ copies of the Zoning Permit denial. <i>some letter</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42". <i>15 copies old - 15 copies</i> |
| | | | | PLEASE NOTE: Only folded plans will be accepted, and all submitted plans must be to scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies of site plans/construction plans with initial submission and with each subsequent submission, for completeness review. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement (for Use Variance only). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>100.</u> Escrow Deposit \$ <u>750.00</u> in accordance with schedule. |
| | | | | PLEASE NOTE: Application Fee and Escrow Deposit must be paid in separate checks. |

*Any request for a waiver must include a written explanation for the request.

The information below roughly outlines the steps involved in processing an application for a Use and/or Bulk Variance:

After you submit your application, fees, and supporting documents, your application will be reviewed for completeness. At that time, you will receive notification advising you whether your application is “complete”. If your application is deemed “incomplete”, you will be asked to provide the additional information as outlined in the notification. If your application is deemed “complete”, you will receive a letter advising you of your scheduled hearing date.

When you receive your hearing letter, it will include further instructions regarding the process necessary to notify the public of your application, and the notice requirements for the newspaper.

PLEASE NOTE: It is helpful to the Board that you provide as much detailed information as possible regarding your proposal. Recent photographs of the entire structure/property, clearly showing front, sides and rear, are strongly suggested. In general, the Board can make its decision at the first meeting/hearing unless the Applicant has failed to provide sufficient information.

Once the Board has rendered a decision, a resolution will be prepared indicating the variance has been granted or denied; this resolution will be memorialized at the next scheduled meeting/hearing. Approximately two (2) to five (5) days after the memorialization of the resolution, it will be mailed to you or to your attorney (should you be represented by an attorney).

Following memorialization, you will be required to publish a “Notice of Decision” in the Township-approved newspaper – The Coaster, 111 Main Street, Asbury Park, NJ 07719. When placing your ad, you must request an “Affidavit of Publication”, the original “Affidavit of Publication” of your notice must be submitted to the Board Office once the Notice has been published.

Please be aware that any objector to your approval/denial has up to forty-five (45) days after your notice is published in the newspaper to file an appeal of the decision of the Board.

Please note that application fees are not refundable whether your application has been approved or denied; however, any unused portion of your escrow deposit will be refunded to you. A written request for such refund must be received by the Board Office in order to begin the refund process.

Should you have any questions or require assistance with the application process, please contact the Board Office either by phone (732-897-4162 .x. 204), or by email (kdickert@neptunetownship.org).

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The following information is provided for your information in processing an application for a U.S. Author Self-Versus-

It is your responsibility to provide accurate information on the application. If you provide false information, you will be liable for any damages, including attorney's fees, that may result. If you provide false information, you will be liable for any damages, including attorney's fees, that may result.

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APPLICATION for USE and/or BULK VARIANCES

TYPE OF VARIANCE REQUESTED:

- Bulk Variance (front, side/rear setback, other) – Specify: _____
- Bulk Variance (lot coverage): _____
- Use Variance (proposal not permitted in zone): driveway expansion - 25ft - 22ft permitted
- Appeal/Interpretation of Decision: _____
- Other - Specify: _____

1. Property Address: 1 Country Club Dr
2. Block: 3207 Lot: 20
3. Property is located in R-1 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: Donna Hargadon
Mailing Address: 1 Country Club Dr Neptune NJ 07753
Phone #: 732-295-9321 Fax #: n/a Cell #: 732-295-9321
E-mail Address: tessuzie@yahoo.com
5. Name of Owner: Donna Hargadon
Mailing Address: 1 Country Club Dr Neptune NJ 07753
Phone #: 732-295-9321 Fax #: n/a Cell #: 732-295-9321
E-mail Address: tessuzie@yahoo.com
6. Interest of Applicant, if other than Owner: n/a
7. Name of Contact Person: Donna Hargadon
Mailing Address: 1 Country Club Dr Neptune NJ 07753
Phone #: 732-295-9321 Fax #: n/a Cell #: 732-295-9321
E-mail Address: tessuzie@yahoo.com
8. Applicant's Attorney: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
9. Applicant's Engineer: Nelson Engineering Assoc Company: David Boesch
Mailing Address: 444 Neptune Blvd #4 Neptune 07753
Phone #: 732-918-2180 Fax #: _____ Cell #: _____
E-mail Address: dboesch@nelsoneng.net
10. Applicant's Architect: _____ Company: _____
Mailing Address: _____
Phone #: _____ Fax #: _____ Cell #: _____
E-mail Address: _____
11. Applicant's Surveyor: Nelson Engineering Company: _____
Mailing Address: 444 Neptune Blvd #4 Neptune NJ 07753
Phone #: 732-918-2180 Fax #: _____ Cell #: _____
E-mail Address: _____
12. Applicant's Planner: Ocean County Paving & Masonry Company: Kevin Sharpe
Mailing Address: 1656 Whittier Ave Toms River NJ 08753
Phone #: 848-992-2767 Fax #: _____ Cell #: _____
E-mail Address: oceancountypavers@gmail.com

B. Purpose of fees. The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of the notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.

C. More than one request. Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.

D. Costs of review and inspection. Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.

E. Court reporter. If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the tape recording of the proceedings before the Board.

F. Waiver of fees for affordable housing. Notwithstanding any other provision of this Ordinance, a waiver of municipal subdivision and site plan application fees, and zoning permit fees may be granted by the approving municipal agency for all housing units being provided by the applicant for low and moderate income families.

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The information provided in this report is for informational purposes only. It is not intended to be used as a basis for any legal or financial decision. The information is provided as a service to the public and is not intended to be used as a basis for any legal or financial decision. The information is provided as a service to the public and is not intended to be used as a basis for any legal or financial decision.

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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 a completed application form, inclusive of any supporting information;
- 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 §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

Donna M Hargaden
(INSERT APPLICANT'S NAME)

, being of full age, being duly sworn according to Law, on oath .

deposes and says that all the above statements are true.

Donna M Hargaden
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Donna M Hargaden
(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

1st day of August, 2024

[NOTARY SEAL]

Stacy Spinelli
(SIGNATURE OF NOTARY PUBLIC)

STACY SPINELLI
Notary Public, State of New Jersey
My Commission Expires 3/6/2028

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AFFIDAVIT OF APPLICATION

State of New Jersey
County of Monmouth

Donna M Haragdon
(INSERT APPLICANT'S NAME)

, being of full age, being duly sworn according to Law, on oath

deposes and says that all the above statements are true.

Donna M Haragdon
(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Donna M Haragdon
(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

1st day of August, 2024

[NOTARY SEAL]

Stacy Spinelli
(SIGNATURE OF NOTARY PUBLIC)

STACY SPINELLI
Notary Public, State of New Jersey
My Commission Expires 3/6/2028

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 _____ in the Township of Neptune,
(INSERT PLANNING BOARD or BOARD OF ADJUSTMENT)
State of New Jersey, County of Monmouth, I/We, _____,
(INSERT PROPERTY OWNER'S NAME[S])
with mailing address of _____,
(INSERT PROPERTY OWNER'S MAILING ADDRESS)
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application
designated as Block(s) _____ Lot(s) _____,
also known as _____
(INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY)

I/We authorize _____
(INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD)
to appeal to the Planning Board/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 the decision of the Planning Board/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 APPLICANT TO BE NOTARIZED)

(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Sworn and subscribed before me this

_____ day of _____, 20_____

[NOTARY SEAL]

(SIGNATURE OF NOTARY PUBLIC)

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

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

Date: 8-1-24



(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)

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Status of municipal taxes: _____

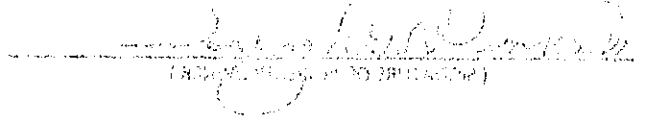
Status of assessments for local improvements: _____

Date: _____

(AUTHORIZED SIGNATURE OF TAX COLLECTOR)

STATEMENT FROM THE PROPERTY OWNER

I hereby certify that the above information is true and correct to the best of my knowledge and belief. I understand that this information is being provided to the Board of Health for their use in determining the health status of the property and the health status of the persons who are in contact with the property.



(Name of Property Owner)

(Date)

STATEMENT FROM THE PROPERTY OWNER

(Name of Property Owner)

(Address of Property)

(Date of Statement)

(Signature of Property Owner)

(Date of Statement)

ESCROW AGREEMENT

I/We fully understand an "Escrow Account" will be established to cover the costs of professional services which may include engineering, planning, and/or architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, 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; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional 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, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

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 §1000 - Application and Escrow Fees, and agree to all conditions listed.

Name of Applicant: Donna M. Hargaden
(PLEASE PRINT)
Property Address: 1 Country Club Dr Neptune NJ 07753
Block: 3207 Lot: 20

Applicant: Donna Hargaden (PRINT NAME) Donna Hargaden (SIGNATURE OF APPLICANT) Date: 8-1-24

Owner: Donna Hargaden (PRINT NAME) Donna Hargaden (SIGNATURE OF OWNER) Date: 8-1-24

July 1, 2024

RECEIVED

JUL - 1 2024

Donna Hargadon
1 Country Club Dr.
Neptune, NJ 07753

Received by: _____
TOWNSHIP OF NEPTUNE
ZONING DEPARTMENT
Print Name

Signature *Heather Kepler*

Mr. George Waterman, Zoning Officer
Township of Neptune
25 Neptune Blvd.
Neptune, NJ 07753

Date: _____

Dear Mr. Waterman:

I am in receipt of your June 27, 2024 correspondence regarding identified violations on the property indicated above. Kindly be advised of the following:

Due to the increasing traffic on Jumping Brook Road and in an effort to safely exit without backing into the road, I initially contacted your offices to see if I could put a circular driveway on my property. The gentleman I spoke with said it was not allowed and that I should work with a professional who knew what they were doing to devise a different plan – so that is what I did by contacting Kevin Sharpe from Ocean County Paving & Masonry. He suggested paver stones on both sides of the driveway and walkway as they were considered “landscaping” and you didn’t need a permit for that, plus adding a turnaround, which also didn’t need one. He said if I wanted to widen the driveway, I would need a permit, but he would speak with a guy he knew from the Township about what to do. Next day he said he thinks if we make a straight line from the driveway apron flange (I don’t know how to properly explain this – easier to show you) to the existing driveway, he thought the Township would approve that small increase and would speak to the same guy. Next day he said the Township guy “likes straight lines too” and would approve it. I paid him \$100 for a permit and assumed he got one.

Kevin also said I could replace an existing walkway and existing front porch without a permit. I visited one of his Neptune projects in progress, agreed to the job, and trusted that he knew what he was doing.

As far as the rear deck is concerned, it was here when I moved in and was falling apart. About 10 years ago, I had someone (don’t remember who) remove the lattice railings and replace the wood deck in the same dimensions as the original. Two step-downs were added around the deck. Again, told I didn’t need a permit for an existing structure.

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Needless to say, I am shocked by these findings. I unfortunately trust that people I hire know what they are doing and the rules they need to follow. I asked Kevin on more than one occasion if he was sure this plan was not going to come back and become a problem for me down the road. I told him I knew Township officers were very strict about following the rules. He assured me it was fine, I had nothing to worry about and if a problem occurred, he promised me he would take care of it. He has done at least ten projects on Country Club and Toomin alone since I had this work done and I still see his vehicles in the area all the time.

As you know, the reason these issues came to light was because I am trying to perform yet another home improvement project. Had I known I was in violation of any ordinance, I would hardly be opening my doors to show you.

I respectfully request a meeting at your convenience to discuss these matters and what remediation is necessary to correct them. Thank you for your consideration.

Sincerely,

Donna Hargadon

:dmh

called 7/8 left phone * forgot in letter
Called 7/16 left message for Waterman
" 7/24 " " "

7/25 went down to offices 7/25 - spoke to Waterman. He will
speak w/ Dicked & email me. She will call.
nobody emailed or called

7/29 went down again. Const. permits fine.
Waterman sent email to Dicked - Hatter
said she would talk to her.

8/1 went down again. Got variance application, Waterman email
and zoning permit. Spoke w/ Kristy Dicked - SO HELPFUL.

Kdickert@Neptonetom.org

George Waterman

From: George Waterman
Sent: Thursday, July 25, 2024 10:44 AM
To: Kristie Dickert
Cc: 'Gene J. Anthony - Gene Anthony Law Office'; Bernard Haney
Subject: Status of Zoning Violation for 1 Country Club Drive
Attachments: HPSC3350.pdf

Good morning, Kristie,

This morning, Ms. Hargadon of 1 Country Club Drive came to the counter to inquire about the status of her zoning violation. On June 14, 2024, a zoning permit application was submitted for a residential addition on the property. Upon review, several inconsistencies were found, leading to the following zoning violations:

- Expansion of the driveway without obtaining zoning approval
- Construction of a porch without obtaining zoning approval
- Construction of a deck without obtaining zoning approval
- Increasing impervious cover without obtaining zoning approval
- Disturbance of land without obtaining Department of Engineering approval

The zoning permit application was denied on 06-27-2024.

Please refer to the attached survey for details.

In my conversation with Ms. Hargadon this morning, she clarified that the rear deck has only been repainted and is not new, and there is a retractable awning over the rear deck, indicating no new porch was constructed. Therefore, the remaining zoning violations are:

- Expansion of the driveway without obtaining zoning approval
- Increasing impervious cover without obtaining zoning approval
- Disturbance of land without obtaining Department of Engineering approval

It appears the driveway has been expanded to a width of 25 feet, with a turnaround installed.

Based on this information, it seems that most of the zoning violations have been addressed, except for the driveway expansion. Is this correct?

Ms. Hargadon mentioned that she relied on her professionals to obtain the necessary approvals and now seeks guidance on how to proceed.

In your sole discretion as the zoning officer, how would you like to proceed with this zoning violation?

You have the zoning files now so feel free to review. Also, you may want to utilize google earth and street view to familiarize yourself with the noted differences. Please let me know your response and I will notify Ms. Hargadon.

Regards,

George Waterman, CTA
Deputy Assessor

Executive Director, Economic Development Corporation
Township of Neptune
25 Neptune Boulevard
Neptune Township, NJ 07753
Phone: 732.988.5200 ext. 217
gwaterman@neptunetownship.org

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Neptune

Township - NJ

Where Community, Business & Tourism Prosper

Certified Mail, Regular Mail

06/27/2024

HARGADON, DONNA
1 COUNTRY CLUB DR
NEPTUNE TWP, NJ 07753

**Re: Zoning Violation
1 COUNTRY CLUB DR
Block: 3207, Lot(s): 20**

To Whom It May Concern:


According to records of the tax assessor, you are the owner of property located at 1 COUNTRY CLUB DR. On 06/27/2024, an apparent violation of the Township of Neptune Land Development Ordinance was noticed on your property.

- Specifically noted:
- Expansion of the driveway without first obtaining zoning approval;
 - Construction of a porch without first obtaining zoning approval; -) rear
 - Construction of a deck without first obtaining zoning approval;
 - Increasing impervious cover without first obtaining zoning approval;
 - Disturbance of land without obtaining Department of Engineering approval.

Such activity/construction is a violation of Section(s) 1010 & 1102 of the Township of Neptune - Land Development Ordinance. This office would like to solicit your cooperation and community spirit in correcting the violation by (choose one) removing the violation/eliminating the activity/ filing a Zoning Permit Application with this office, to initiate the remediation process, on or before 07/08/2024.

Thank you for your cooperation.

Please respond in writing within the designated timeframe indicating acknowledgement of the violation(s) noted and your intended remediation action. If response (in writing) is not received on or before 07/08/2024, then the property will result in the continued enforcement of the Land Development Ordinance, which may result in your required appearance in court.

Sincerely,

George Waterman
Zoning Officer

Enclosures

cc:

VIOLATION LISTINGS

Violation #	Violation Date	Comply By Date	Violation Description
1	06/27/2024	07/04/2024	- Expansion of the driveway without first obtaining zoning approval;
- Provide a list of any architect, builder, developer, contractor, agent, person, or corporation engaged in connection therewith and who assisted in the commission of any such violation. - Submit a letter of remediation acknowledging the zoning violations noted and identifying the			

intended remediation actions, with intended timeline. - Submit a complete zoning permit application addressing all zoning related remediation and receive zoning approval prior to performing any further work on the property. - After acquiring zoning approval, submit a complete Grading Permit Application to the Department of Engineering and acquire approval. - **PRIOR TO PERFORMING ANY FURTHER WORK, ACQUIRE ALL APPROPRIATE APPROVALS.**

2 06/27/2024 07/04/2024 - Construction of a porch without first obtaining zoning approval;

- Provide a list of any architect, builder, developer, contractor, agent, person, or corporation engaged in connection therewith and who assisted in the commission of any such violation. - Submit a letter of remediation acknowledging the zoning violations noted and identifying the intended remediation actions, with intended timeline. - Submit a complete zoning permit application addressing all zoning related remediation and receive zoning approval prior to performing any further work on the property. - After acquiring zoning approval, submit a complete Grading Permit Application to the Department of Engineering and acquire approval. - **PRIOR TO PERFORMING ANY FURTHER WORK, ACQUIRE ALL APPROPRIATE APPROVALS.**

front on deck?
driveway

3 06/27/2024 07/04/2024 - Construction of a deck without first obtaining zoning approval;

- Provide a list of any architect, builder, developer, contractor, agent, person, or corporation engaged in connection therewith and who assisted in the commission of any such violation. - Submit a letter of remediation acknowledging the zoning violations noted and identifying the intended remediation actions, with intended timeline. - Submit a complete zoning permit application addressing all zoning related remediation and receive zoning approval prior to performing any further work on the property. - After acquiring zoning approval, submit a complete Grading Permit Application to the Department of Engineering and acquire approval. - **PRIOR TO PERFORMING ANY FURTHER WORK, ACQUIRE ALL APPROPRIATE APPROVALS.**

X

4 06/27/2024 07/04/2024 - Increasing impervious cover without first obtaining zoning approval;

- Provide a list of any architect, builder, developer, contractor, agent, person, or corporation engaged in connection therewith and who assisted in the commission of any such violation. - Submit a letter of remediation acknowledging the zoning violations noted and identifying the intended remediation actions, with intended timeline. - Submit a complete zoning permit application addressing all zoning related remediation and receive zoning approval prior to performing any further work on the property. - After acquiring zoning approval, submit a complete Grading Permit Application to the Department of Engineering and acquire approval. - **PRIOR TO PERFORMING ANY FURTHER WORK, ACQUIRE ALL APPROPRIATE APPROVALS.**

?
Driveway

5 06/27/2024 07/04/2024 - Disturbance of land without obtaining Department of Engineering approval.

- Provide a list of any architect, builder, developer, contractor, agent, person, or corporation engaged in connection therewith and who assisted in the commission of any such violation. - Submit a letter of remediation acknowledging the zoning violations noted and identifying the intended remediation actions, with intended timeline. - Submit a complete zoning permit application addressing all zoning related remediation and receive zoning approval prior to performing any further work on the property. - After acquiring zoning approval, submit a complete Grading Permit Application to the Department of Engineering and acquire approval. - **PRIOR TO PERFORMING ANY FURTHER WORK, ACQUIRE ALL APPROPRIATE APPROVALS.**

?
Driveway

I HEREBY CERTIFY that this is a true and accurate survey made on the grounds and that no encroachments exist either way across the property lines except as shown hereon.

CERTIFIED TO:

STEPHANIE WOOLLEY
 JOHN L. BONELLO, ESSO.
 WACHOVIA MORTGAGE CORPORATION, its successors and/or assigns
 CENTURY/INTERCOUNTY TITLE AGENCY, INC.
 CHICAGO TITLE INSURANCE COMPANY (CHP-98266)

THIS CERTIFICATION is made only to the above named parties for the purchase and / or mortgage of the herein delineated property by the above named purchasers. No responsibility or liability is assumed by the surveyor for the use of this survey for any other purpose including, but not limited to, use of the survey for survey affidavits, records of the property, or to any other persons not listed in this certification, either directly or indirectly.

NOTES:

- 1) BUILDING OFFSETS NOT TO BE USED TO ESTABLISH PROPERTY LINES
- 2) LOCATION OF UNDERGROUND UTILITIES, IF ANY, NOT SHOWN
- 3) THIS SURVEY SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS WHICH MAY BE OBTAINED BY A TITLE SEARCH.
- 4) DEED REFERENCE: 088330-0804, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 7/22/94.



DATE	06/14/95
SCALE	1" = 20'
OWNER	WACHOVIA
PREPARED BY	S.P.M.C.
CHECKED BY	J.E.M.
APPROVED BY	C.C.W.
PLANNING BOARD	APPROVED
FILE NO.	C-8924
FILE NO.	F-8892
FILE NO.	1 OF 1

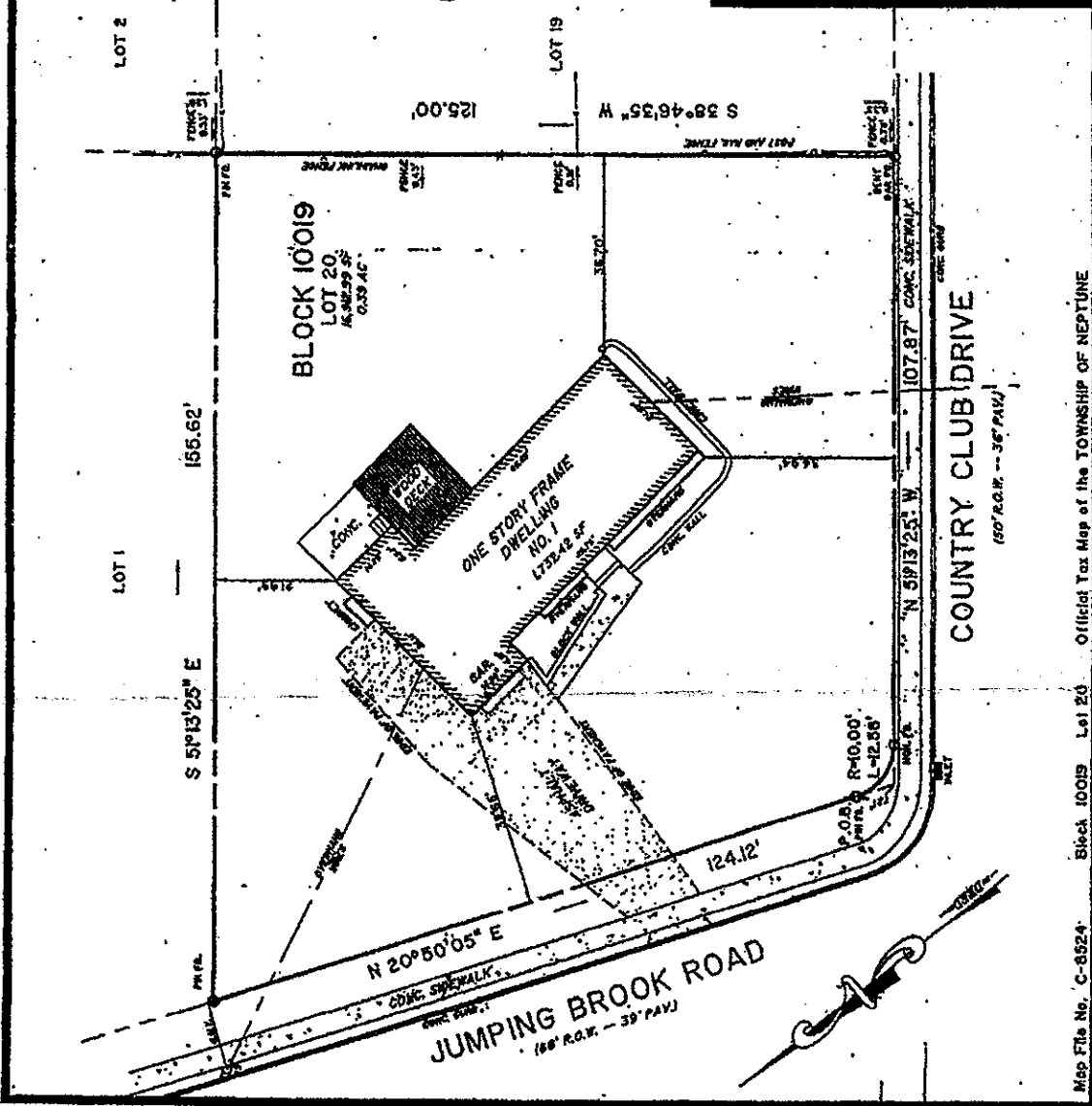
SURVEY OF PROPERTY
BLOCK 10019 **LOT 20**

SITUATED IN:
 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY

CHARLES C. WIDDIS
 ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTAL SCIENTISTS
 175 Broadway, Long Branch, New Jersey, 07740
 Voice: 732.222.8810 - Telefax: 732.222.8815

CHARLES C. WIDDIS
 P.E. Professional Engineer & Land Surveyor Lic. No. 92894

Charles C. Widdis
 DATE: 6/14/95



Map File No. C-8924 Block 10019 Lot 20 Official Tax Map of the TOWNSHIP OF NEPTUNE
 File No. F-8892

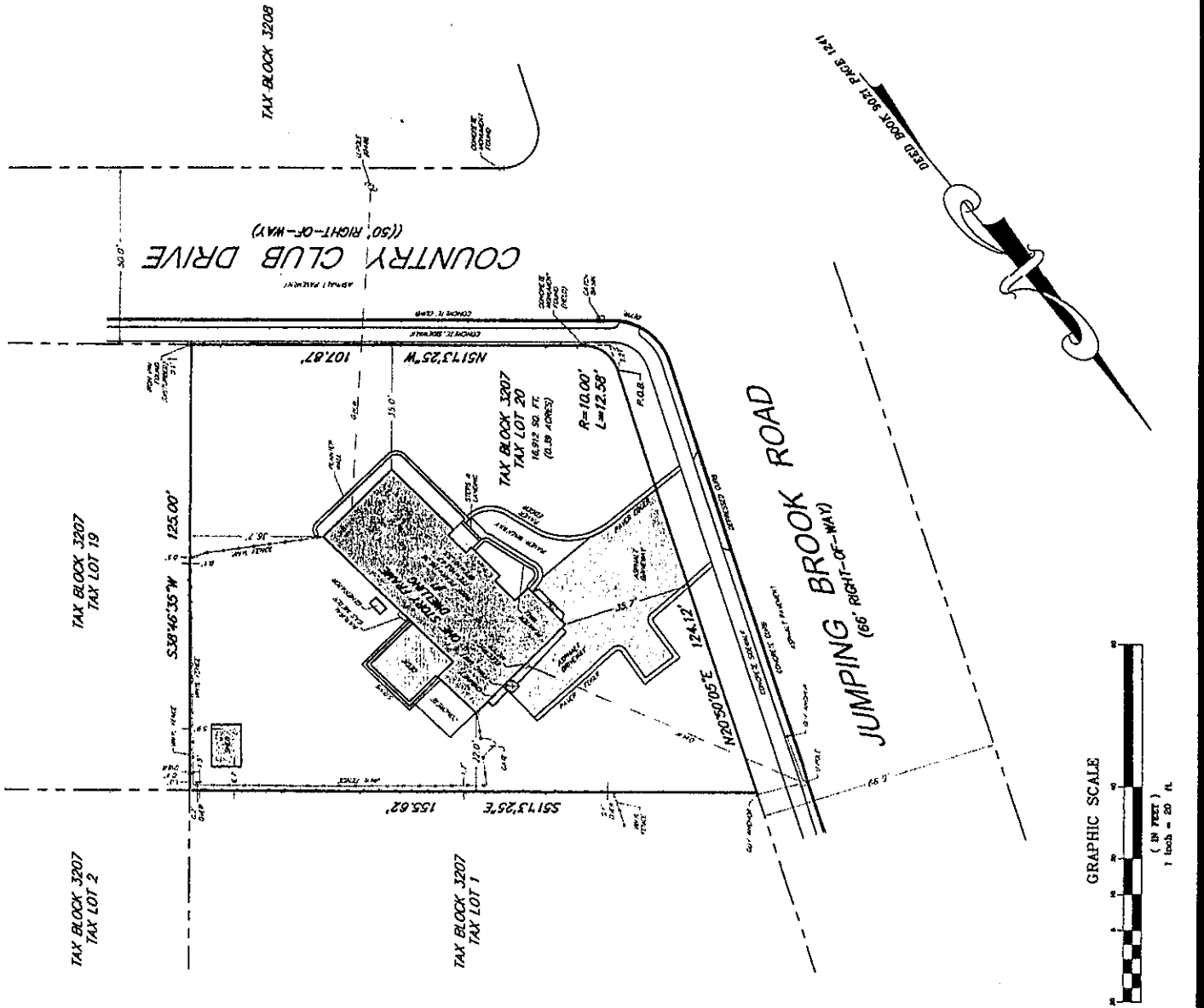
60747

NOTES:

1. CERTAIN THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE ON MAY 22, 2004 BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A CERTIFIED PROFESSIONAL TITLE REPORT AND WITHOUT A TITLE REPORT FOR THE FOLLOWING PROPERTIES: TAX BLOCK 3207 TAX LOT 1, TAX BLOCK 3207 TAX LOT 2, TAX BLOCK 3207 TAX LOT 19, TAX BLOCK 3208 TAX LOT 1, TAX BLOCK 3208 TAX LOT 2, TAX BLOCK 3208 TAX LOT 3, TAX BLOCK 3208 TAX LOT 4, TAX BLOCK 3208 TAX LOT 5, TAX BLOCK 3208 TAX LOT 6, TAX BLOCK 3208 TAX LOT 7, TAX BLOCK 3208 TAX LOT 8, TAX BLOCK 3208 TAX LOT 9, TAX BLOCK 3208 TAX LOT 10, TAX BLOCK 3208 TAX LOT 11, TAX BLOCK 3208 TAX LOT 12, TAX BLOCK 3208 TAX LOT 13, TAX BLOCK 3208 TAX LOT 14, TAX BLOCK 3208 TAX LOT 15, TAX BLOCK 3208 TAX LOT 16, TAX BLOCK 3208 TAX LOT 17, TAX BLOCK 3208 TAX LOT 18, TAX BLOCK 3208 TAX LOT 20, TAX BLOCK 3208 TAX LOT 21, TAX BLOCK 3208 TAX LOT 22, TAX BLOCK 3208 TAX LOT 23, TAX BLOCK 3208 TAX LOT 24, TAX BLOCK 3208 TAX LOT 25, TAX BLOCK 3208 TAX LOT 26, TAX BLOCK 3208 TAX LOT 27, TAX BLOCK 3208 TAX LOT 28, TAX BLOCK 3208 TAX LOT 29, TAX BLOCK 3208 TAX LOT 30, TAX BLOCK 3208 TAX LOT 31, TAX BLOCK 3208 TAX LOT 32, TAX BLOCK 3208 TAX LOT 33, TAX BLOCK 3208 TAX LOT 34, TAX BLOCK 3208 TAX LOT 35, TAX BLOCK 3208 TAX LOT 36, TAX BLOCK 3208 TAX LOT 37, TAX BLOCK 3208 TAX LOT 38, TAX BLOCK 3208 TAX LOT 39, TAX BLOCK 3208 TAX LOT 40, TAX BLOCK 3208 TAX LOT 41, TAX BLOCK 3208 TAX LOT 42, TAX BLOCK 3208 TAX LOT 43, TAX BLOCK 3208 TAX LOT 44, TAX BLOCK 3208 TAX LOT 45, TAX BLOCK 3208 TAX LOT 46, TAX BLOCK 3208 TAX LOT 47, TAX BLOCK 3208 TAX LOT 48, TAX BLOCK 3208 TAX LOT 49, TAX BLOCK 3208 TAX LOT 50, TAX BLOCK 3208 TAX LOT 51, TAX BLOCK 3208 TAX LOT 52, TAX BLOCK 3208 TAX LOT 53, TAX BLOCK 3208 TAX LOT 54, TAX BLOCK 3208 TAX LOT 55, TAX BLOCK 3208 TAX LOT 56, TAX BLOCK 3208 TAX LOT 57, TAX BLOCK 3208 TAX LOT 58, TAX BLOCK 3208 TAX LOT 59, TAX BLOCK 3208 TAX LOT 60, TAX BLOCK 3208 TAX LOT 61, TAX BLOCK 3208 TAX LOT 62, TAX BLOCK 3208 TAX LOT 63, TAX BLOCK 3208 TAX LOT 64, TAX BLOCK 3208 TAX LOT 65, TAX BLOCK 3208 TAX LOT 66, TAX BLOCK 3208 TAX LOT 67, TAX BLOCK 3208 TAX LOT 68, TAX BLOCK 3208 TAX LOT 69, TAX BLOCK 3208 TAX LOT 70, TAX BLOCK 3208 TAX LOT 71, TAX BLOCK 3208 TAX LOT 72, TAX BLOCK 3208 TAX LOT 73, TAX BLOCK 3208 TAX LOT 74, TAX BLOCK 3208 TAX LOT 75, TAX BLOCK 3208 TAX LOT 76, TAX BLOCK 3208 TAX LOT 77, TAX BLOCK 3208 TAX LOT 78, TAX BLOCK 3208 TAX LOT 79, TAX BLOCK 3208 TAX LOT 80, TAX BLOCK 3208 TAX LOT 81, TAX BLOCK 3208 TAX LOT 82, TAX BLOCK 3208 TAX LOT 83, TAX BLOCK 3208 TAX LOT 84, TAX BLOCK 3208 TAX LOT 85, TAX BLOCK 3208 TAX LOT 86, TAX BLOCK 3208 TAX LOT 87, TAX BLOCK 3208 TAX LOT 88, TAX BLOCK 3208 TAX LOT 89, TAX BLOCK 3208 TAX LOT 90, TAX BLOCK 3208 TAX LOT 91, TAX BLOCK 3208 TAX LOT 92, TAX BLOCK 3208 TAX LOT 93, TAX BLOCK 3208 TAX LOT 94, TAX BLOCK 3208 TAX LOT 95, TAX BLOCK 3208 TAX LOT 96, TAX BLOCK 3208 TAX LOT 97, TAX BLOCK 3208 TAX LOT 98, TAX BLOCK 3208 TAX LOT 99, TAX BLOCK 3208 TAX LOT 100.
4. THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A CERTIFIED PROFESSIONAL TITLE REPORT AND WITHOUT A TITLE REPORT FOR THE FOLLOWING PROPERTIES: TAX BLOCK 3207 TAX LOT 1, TAX BLOCK 3207 TAX LOT 2, TAX BLOCK 3207 TAX LOT 19, TAX BLOCK 3208 TAX LOT 1, TAX BLOCK 3208 TAX LOT 2, TAX BLOCK 3208 TAX LOT 3, TAX BLOCK 3208 TAX LOT 4, TAX BLOCK 3208 TAX LOT 5, TAX BLOCK 3208 TAX LOT 6, TAX BLOCK 3208 TAX LOT 7, TAX BLOCK 3208 TAX LOT 8, TAX BLOCK 3208 TAX LOT 9, TAX BLOCK 3208 TAX LOT 10, TAX BLOCK 3208 TAX LOT 11, TAX BLOCK 3208 TAX LOT 12, TAX BLOCK 3208 TAX LOT 13, TAX BLOCK 3208 TAX LOT 14, TAX BLOCK 3208 TAX LOT 15, TAX BLOCK 3208 TAX LOT 16, TAX BLOCK 3208 TAX LOT 17, TAX BLOCK 3208 TAX LOT 18, TAX BLOCK 3208 TAX LOT 20, TAX BLOCK 3208 TAX LOT 21, TAX BLOCK 3208 TAX LOT 22, TAX BLOCK 3208 TAX LOT 23, TAX BLOCK 3208 TAX LOT 24, TAX BLOCK 3208 TAX LOT 25, TAX BLOCK 3208 TAX LOT 26, TAX BLOCK 3208 TAX LOT 27, TAX BLOCK 3208 TAX LOT 28, TAX BLOCK 3208 TAX LOT 29, TAX BLOCK 3208 TAX LOT 30, TAX BLOCK 3208 TAX LOT 31, TAX BLOCK 3208 TAX LOT 32, TAX BLOCK 3208 TAX LOT 33, TAX BLOCK 3208 TAX LOT 34, TAX BLOCK 3208 TAX LOT 35, TAX BLOCK 3208 TAX LOT 36, TAX BLOCK 3208 TAX LOT 37, TAX BLOCK 3208 TAX LOT 38, TAX BLOCK 3208 TAX LOT 39, TAX BLOCK 3208 TAX LOT 40, TAX BLOCK 3208 TAX LOT 41, TAX BLOCK 3208 TAX LOT 42, TAX BLOCK 3208 TAX LOT 43, TAX BLOCK 3208 TAX LOT 44, TAX BLOCK 3208 TAX LOT 45, TAX BLOCK 3208 TAX LOT 46, TAX BLOCK 3208 TAX LOT 47, TAX BLOCK 3208 TAX LOT 48, TAX BLOCK 3208 TAX LOT 49, TAX BLOCK 3208 TAX LOT 50, TAX BLOCK 3208 TAX LOT 51, TAX BLOCK 3208 TAX LOT 52, TAX BLOCK 3208 TAX LOT 53, TAX BLOCK 3208 TAX LOT 54, TAX BLOCK 3208 TAX LOT 55, TAX BLOCK 3208 TAX LOT 56, TAX BLOCK 3208 TAX LOT 57, TAX BLOCK 3208 TAX LOT 58, TAX BLOCK 3208 TAX LOT 59, TAX BLOCK 3208 TAX LOT 60, TAX BLOCK 3208 TAX LOT 61, TAX BLOCK 3208 TAX LOT 62, TAX BLOCK 3208 TAX LOT 63, TAX BLOCK 3208 TAX LOT 64, TAX BLOCK 3208 TAX LOT 65, TAX BLOCK 3208 TAX LOT 66, TAX BLOCK 3208 TAX LOT 67, TAX BLOCK 3208 TAX LOT 68, TAX BLOCK 3208 TAX LOT 69, TAX BLOCK 3208 TAX LOT 70, TAX BLOCK 3208 TAX LOT 71, TAX BLOCK 3208 TAX LOT 72, TAX BLOCK 3208 TAX LOT 73, TAX BLOCK 3208 TAX LOT 74, TAX BLOCK 3208 TAX LOT 75, TAX BLOCK 3208 TAX LOT 76, TAX BLOCK 3208 TAX LOT 77, TAX BLOCK 3208 TAX LOT 78, TAX BLOCK 3208 TAX LOT 79, TAX BLOCK 3208 TAX LOT 80, TAX BLOCK 3208 TAX LOT 81, TAX BLOCK 3208 TAX LOT 82, TAX BLOCK 3208 TAX LOT 83, TAX BLOCK 3208 TAX LOT 84, TAX BLOCK 3208 TAX LOT 85, TAX BLOCK 3208 TAX LOT 86, TAX BLOCK 3208 TAX LOT 87, TAX BLOCK 3208 TAX LOT 88, TAX BLOCK 3208 TAX LOT 89, TAX BLOCK 3208 TAX LOT 90, TAX BLOCK 3208 TAX LOT 91, TAX BLOCK 3208 TAX LOT 92, TAX BLOCK 3208 TAX LOT 93, TAX BLOCK 3208 TAX LOT 94, TAX BLOCK 3208 TAX LOT 95, TAX BLOCK 3208 TAX LOT 96, TAX BLOCK 3208 TAX LOT 97, TAX BLOCK 3208 TAX LOT 98, TAX BLOCK 3208 TAX LOT 99, TAX BLOCK 3208 TAX LOT 100.
5. NO ATTEMPT WAS MADE TO DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF PRESUMED METEALS.
6. THIS SURVEY DOES NOT DETERMINE THE EXISTENCE, NONEXISTENCE OR LOCATION OF SUBSURFACE CONTAMINANTS.
7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPROPRIATORS AND MARK CUTS AT THE TIME OF SURVEY. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES STRUCTURES MAY BE DISCOVERED AT ANY TIME. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND MARKING OF UTILITIES PRIOR TO ANY EXCAVATION CONSTRUCTION FOR THE UNDERGROUND UTILITY PROTECTION ACT P.L.1994, c.116 (S.162-72) (N.J.A.C. 17:27).
8. CHURCH: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALIENED.
9. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
10. THE ELEVATIONS SHOWN ON THIS MAP ARE BASED ON ASSUMED MEAN SEA LEVEL.

REFERENCES:

1. TOWNSHIP OF NEPTUNE TAX MAP No. 32.
2. DEED BOOK 8821, PAGE 1241.
3. MAP OF NEPTUNE TOWNSHIP, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OCTOBER 24, 1983 AS CASE # 81-50.



NO.	REVISION DESCRIPTION	DATE	DRAWN	CHECK BY

SURVEY OF PROPERTY
1. COUNTRY CLUB DRIVE
 TAX BLOCK 3208 TAX LOT 20
 TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY, NEW JERSEY
 (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE MAP #32)

Nelson Engineering Associates, Inc.

444 NEPTUNE BOULEVARD, SUITE 4
 NEPTUNE, NEW JERSEY 07731
 TEL: (732) 316-2180
 FAX: (732) 316-2181
 PROFESSIONAL ENGINEERING
 LAND SURVEYING & MAPPING

FOR THE FIRM: *Robert H. Morris* DATE: 6/4/24
ROBERT H. MORRIS, P.L.S.
 PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 30080
 SCALE: 1" = 20'
 FILE: 240509 DRAWN BY: DHB CHECKED BY: RHM
 DATE: 06-03-24 SHEET 1 OF 1