

Zoning Permit



**APPROVED
ZONING**

SEP - 5 2024

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

- Block: 251 Lot: 9 Zoning District: HDR1
- Property Address: 95 COOKMAN AVE
- Current Property Owner Information:
(AS IDENTIFIED ON THE TAX ASSESSORS RECORD) Applicant Information:
 Name: WILCOX, MARK & DAWN Name: SERRAINO, VINCENT
 Address: 95 COOKMAN AVENUE Address: 9 RIVERVIEW CT
 OCEAN GROVE, NJ 07756 NEPTUNE, NJ 07753
 Phone: Phone: (732)682-7874
 Email Address: vincent.hillsconstruction@gmail.com
- Present zoning use of the property: Single Family Residence
- Proposed zoning use of the property: Single Family Residence
 ✓ Unchanged

Zoning Permit

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

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

Construct new 5'0" x 11'-6" 1st floor front porch to the existing porch. Construct new 2nd floor 11'-6" x 13" fiberglass deck balcony into existing porch roof. Remove existing front retaining wall and steps and install new 26" in height masonry retaining wall with steps. Remove existing walkways and patios and install new concrete walkway and patio. Remove existing side yard fence and install new 4' wood fence.

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 #: _____

(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: 46.90 % Lot Coverage: 79.40 %

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

Zoning Review Notes:

09/05/2024 The property is located in an HD-R-1 Zoning District and it is indicated the existing and proposed use will be a single-family dwelling which is a proposed use in the Zone.

The applicant has submitted this application to demolish and reconstruct the existing 1st floor front porch including new steps and to add a new 2nd floor balcony above the 1st floor front porch. The applicant is also proposing to remove the existing retaining wall and steps along the frontage of the property and to construct a new masonry retaining wall with new concrete steps. The existing walkways and patio are proposed to be removed and the construction of new walkways and patio are proposed. The existing 4 foot fence in the east side yard area is proposed to be replaced with a new 4 foot wooden fence.

In reviewing the plans it has been determined that the proposed reconstruction of the existing porch (7'-11" x 16'-3") and the proposed extension to the porch with new steps of (5'-0" x 14') complies with Ordinance Section 411.07B which states:

For lots in the HD-R-1 Zone District, west of Central Avenue, the front building line shall have a minimum front yard setback of ten (10) feet back from the street line and the front porch line shall be set back at a minimum distance of four (4) feet from the street line, except as modified by Paragraph I hereunder. The existing

building is set back 10.83' from the front property line and the proposed new porch with stairs is proposed to be set back 5.83' from the front property line which complies.

The proposed new balcony [13'-0" x 11'-6" (150 s.f.)] above the newly reconstructed front porch complies with Ordinance Section 411.07B which states:

Original open air balconies where being reconstituted by the renovation are not restricted. New open air balconies may not exceed 150 square feet and shall be setback a minimum of 1'-6" from the applicable front or side yard setback line. In the event the covered porch directly below it has projecting steps or stairs, such steps or stairs shall be excluded from the area footprint in the calculation. The balcony is proposed to be setback 5.83' from the front property line and a minimum of 4' from the east property line and 16' from the west property line and measures 150 s.f. which is permitted.

The proposed removal of existing walkways and patio and reconstruction of walkways and patio as shown on the plans is compliant with the Land Development Ordinance.

The applicant is proposing to remove and replace the existing 4' wood fence in the side yard area which is compliance with the Land Development Ordinance as 4' high fences are permitted in the side yard area.

The proposed removal of the existing retaining wall with steps and installation of a new 20" high masonry retaining wall with steps to be located 20" from the front property line is compliant with the Land Development Ordinance.

This zoning permit is APPROVED for the proposed construction as indicated above and in accordance with the stamped approved zoning plans. Any deviation shall invalidate this zoning approval.

HPC, Construction, and Engineering Department approvals are required.

Status

Approved ☒ Denied

Referrals

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