BOROUGH OF NEPTUNE CITY
MONMOUTH COUNTY, NJ
LAND USE BOARD
DEVELOPMENT APPLICATION

1. Applicant's Name John Binko Phone 732 570 2744
   Mailing Address 916 4th ave Neptune City NJ 07753 Email Jpbinko@gmail.com

2. Present Owner John Binko & Lisa Woodman Phone 410 26 29307
   Mailing Address 916 4th ave Neptune City NJ 07753 Email Lawoodman1@yahoo.com

3. Attorney Represent Applicant N/A
   Firm Name _____ Phone _____
   Mailing Address _____ Email _____

4. Licensed NJ Engineer, Surveyor, Architect or Planner Preparing Maps
   Justin J Hodges PLS
   Firm Name InSite Surveying LLC Phone 732 531 7100
   Mailing Address 1955 Route 34 Suite 4A Email InSite@InSiteSurveying.net
   Wall NJ 07719

5. Interest of Applicant if other than Owner: N/A, owner

6. Application for (check appropriate):

Bulk Variance		***Site Plan**	
Use Variance	✓	***Subdivision**	
Interpretation		**Minor**	
Conditional Use		**Preliminary Major**	
		Final Plat	
Other (specify)		***Site Plan Exemption**	

   ***3 copies of checklist is required**

7. Address of Premises Affected by Application: 916 4th ave Neptune City NJ
   Known as: Block 3 Lot(s) 18
   Tax Map sheet(s) ✓ Zone(s) ✓ RC
   Ownership of Adjacent Property? (if yes, indicate each block(s) and lot(s): _____

8. LOT DIMENSIONS:

	Existing		Zoning Requirements	
Frontage	97	ft.		ft.
Front Yard Width	97	ft.		ft.
Depth	100.31	ft.		ft.
Area	9710	sq.ft.		sq.ft.

9. SUBJECT BUILDING LOCATION: N/A

	Existing	Proposed	Zoning Requirements
Front Setback	ft.	ft.	ft.
Side Yard Setback	ft.	ft.	ft.
Rear Yard Setback	ft.	ft.	ft.
Height	ft.	ft.	ft.
Coverage	%	%	%
Useable Floor Area	sf.	sf.	sf.

10. Accessory Uses:

	Existing	Proposed	Zoning Requirements
Describe Use			
Rear Yard Setback	ft.	ft.	ft.
Side Yard Setback	ft.	ft.	ft.
Story & Height	ft.	ft.	ft.

11. Existing Use: Front lawn, open land
Proposed Use: Side/back yard, fenced in by 6ft white vinyl
Standard Industrial Classification Code: _____

12. Permission Requested to: Erect X Alter _____ Convey _____ Move _____
Use _____ Demolish _____ Subdivide _____ Other _____

Descriptive Explanation: Erect 6ft white vinyl fence around side yard to provide safety and privacy. pushed in off curb to provide site lines for cars and foot traffic.

13. List Variances or Interpretation Requests (include zoning ordinance section numbers and brief description of each Variance requested): land development ordinance 412.07 pg 131 section B #1 & 2, request to fence "front yard" abutting Skinner ave (major street).

14. Subdivisions and Site Plans (indicate the applicable): Site Area 10/14
Number of Lots _____ Number of residential Units _____
Number of Nonresidential buildings _____ Sq. footage of each _____
Nonresidential buildings _____

15. DISCLOSURE STATEMENT

Applicant is a Corporation _____ Partnership _____ Individual ✓

Pursuant to N.J.S. 40.55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate Applicant or 10% interest in any partnership Applicant must be disclosed. In accordance with N.J.S. 40.55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the Applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attached pages as necessary to fully comply).

Name _____ Address _____
Interest _____ _____
Name _____ Address _____
Interest _____ _____

16. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws existing or proposed on the property:
Yes (attach copies) _____ No _____ Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

17. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership Applicant. (If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

10 day 6, 2020

SIGNATURE OF APPLICANT

NOTARY PUBLIC _____

18. I certify I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the Applicant.
(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this
10 day 6, 2020

SIGNATURE OF APPLICANT

NOTARY PUBLIC _____

19. STATEMENT OF TAX COLLECTOR

Status of Municipal Taxes Paid Through _____

Status of Assessments for Local Improvements _____

Dated _____

_____
Authorized Signature

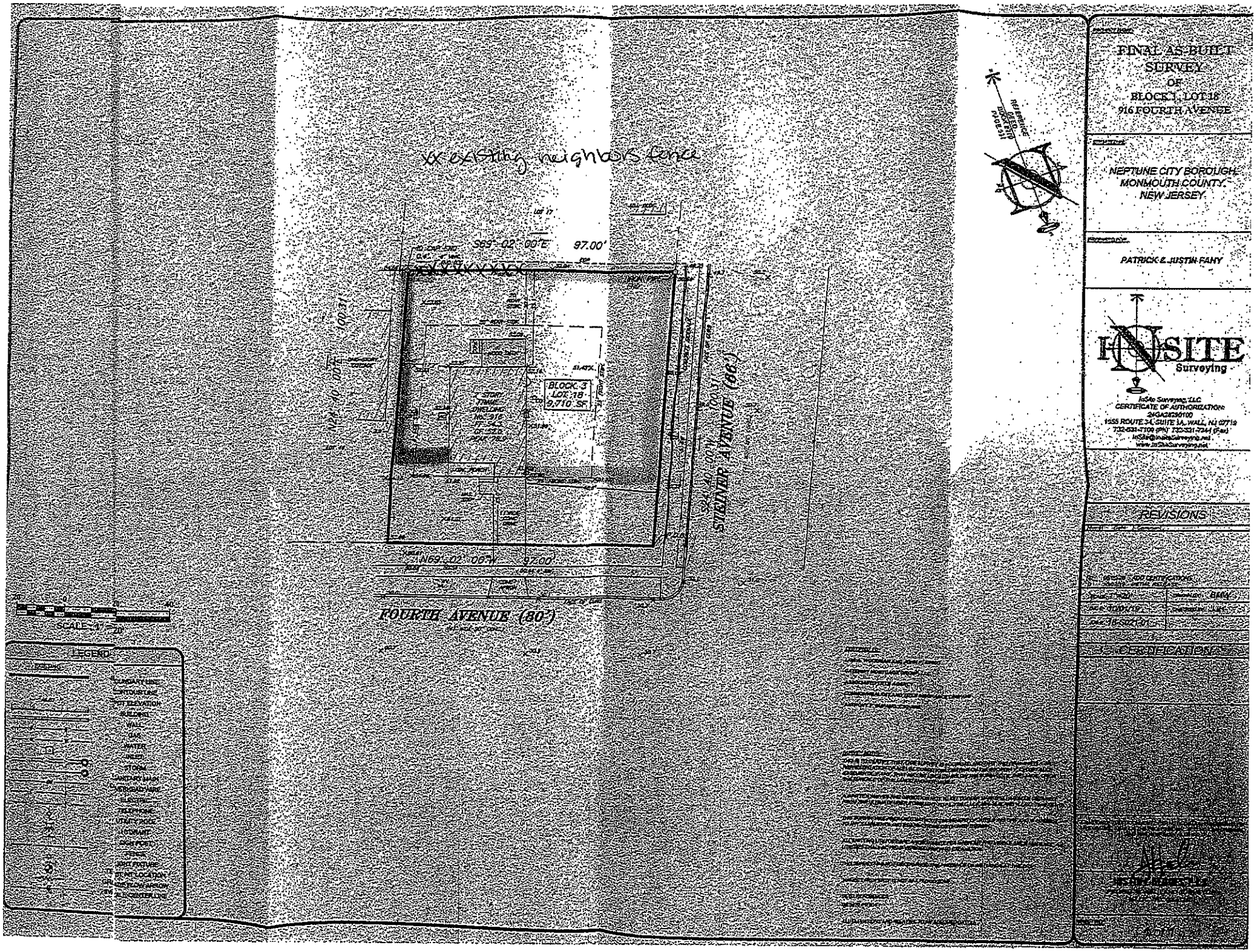
Office Use Only

Application#_____ Received By:_____ Date:_____
Completeness Reviewed By:_____ Date Application Deemed Complete:_____
HEARING DATE:_____ TIME EXTENSION:_____
Board Action: __Approved _____ Denied_____ Date: _____
Resolution Adopted on: _____ Maps Signed On:_____

FEES PAID

Administration _____
Escrow-Professional_____
Other _____

18 Copies of plans _____
18 Copies of survey_____
3 copies of checklist_____
18 Copies of Zoning Application _____
18 Copies of Zoning Determination _____
Other _____


FINAL AS-BUILT SURVEY OF BLOCK 3, LOT 18 916 FOURTH AVENUE
NEPTUNE CITY BOROUGH, MONMOUTH COUNTY, NEW JERSEY.
PATRICK & JUSTIN FAHY
INSITE Surveying
REVISIONS
CERTIFICATION
existing neighbors fence
S69°-02'-00"E 97.00'
N69°-02'-00"W 97.00'
BLOCK 3 LOT 18 9,710 SF
STEINER AVENUE (66')
FOURTH AVENUE (80')
SCALE: 1" = 20'
LEGEND

Installation Proposal – Fencing

Date:

Store #	1548	Sales Specialist	Mike H
Customer Name	Lisa Woodman	License #	(732) 675-8976
2nd Contact Name		Home Phone	
Job Site Address	916 4th Ave	Work/Cell Phone	
City, State and Zip	Neptune, NJ	Customer Email	

Preparation:
- ☑ Pre-installation inspection
- ☑ Provide appropriate protection to home during installation
- ☐ Obtain and post any necessary permits
- ☑ Dedicated project support staff will be in contact with you every step of the way

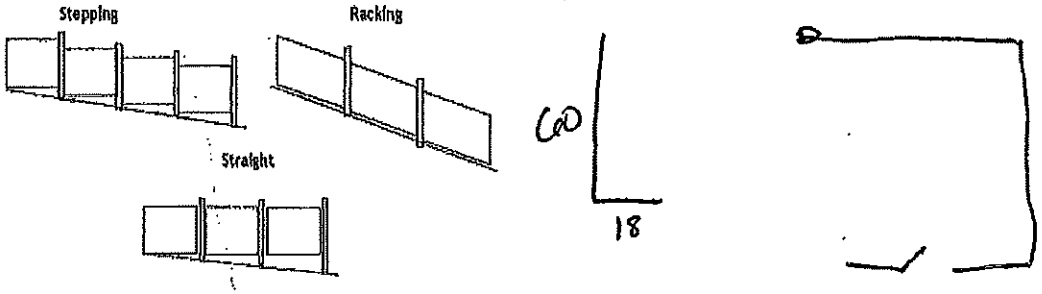
Additional Considerations:
- ☐ Clear fence line
- ☐ Add tension wire or wire mesh
- ☐ Remove/haul away old fencing material
- ☐ Custom work:

Installation:
- ☑ Mark and prepare post hole locations
- ☑ Install posts and backfill holes with concrete
- ☑ Install fence material, including gates, hardware, and fasteners

Clean-up/Final Inspection:
- ☑ Complete final cleanup and haul away all job related debris
- ☑ Test product and perform complete inspection with customer

Notes & Product Description:

New fence to be installed to the following grade specification (circle one):



252 LF 6x8 Emblem
One Gate

Total Investment	$7,841.00	($326.70 month 24 months/0%)

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877,; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBCO005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBC#16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-86-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #65872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, #0000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #ACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESHC863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit http://www.lowes.com/licensenumbers.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total product required to fulfill order (including waste), which exceeds actual area square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.

7 ft x Kon

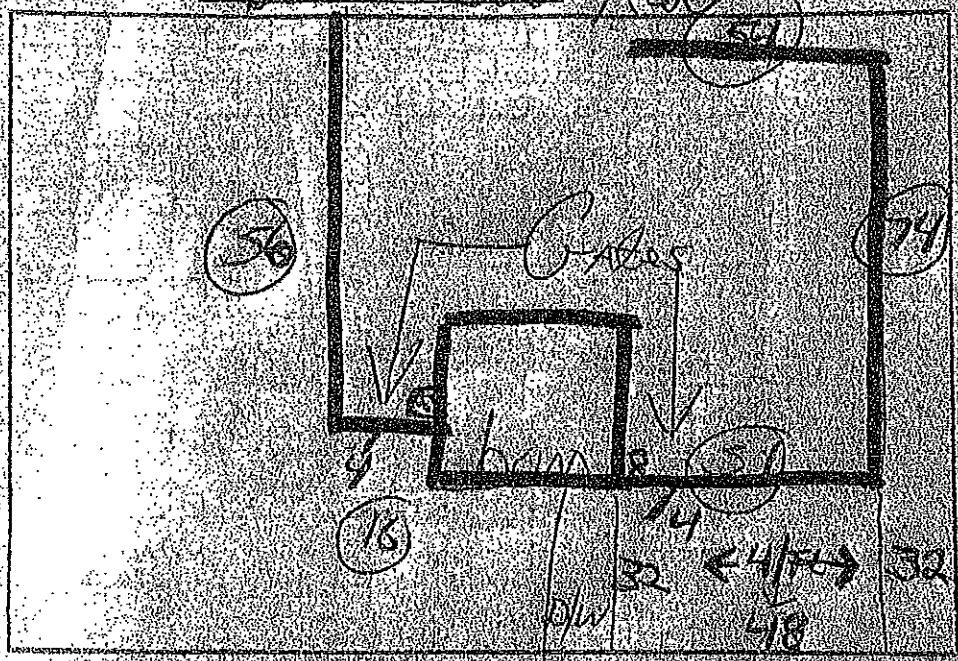
Fencing Quote

Home Depot Contractor License Numbers:

Woodman	Lisa/Sam	0417	
Customer Last Name	Customer First Name	Store #	Lead/PO #
916 Lilly Ave		Neptune	NJ 07753
Address		City	State Zip

Phone Number: Email: LAWoodman2@Yahoo.com

Salesperson: 609 709 5822 K



Scope of Work:

6' Tall Privacy
Vinyl
2 4' Gates
1 7' Gate

Style: Vinyl Color: White
Posts: 5" Height: 6'
Cap: Flat Footage: 95 LF
Kicker: Gates: 2 4' 1 7'

Warranty: Workmanship - 12 months. Materials - carry any and all manufacturer's warranties, if any.
Delivery: Work can begin in approximately 4 weeks after the receipt of signed contract.

Overgrowth must be cleared to a distance of 2 ft. on either side of the installation line for Your new fence. Additional costs may apply.

The Service Provider will request the major utilities to mark electrical, water, and cable locations, if the major utilities provide this service in your city. Service Provider is not responsible for damage to unmarked items prior to the installation.

Please review this installed fencing estimate/layout for accuracy. If accepted, please sign and contact us at the number below to have a complete Home Depot contract prepared for your approval.

This quote is valid for 30 days. $2,725 6/7/26

Total cost for Material & Labor to provide the Install above: $2,725 6/7/26

Customer Signature: _____ Date: 5/26/26

WILLIAM DOOLITTLE
Construction Official
Building Official
Fire Inspector
Zoning Officer

OFFICE HOURS
Tuesday & Thursday
4:45-6:00pm

BOROUGH OF NEPTUNE CITY

Construction- Code Office
106 w. Sylvania Avenue
Neptune City, NJ 07753
Phone: (732) 776-9204 Fax: (732) 776-8906

ZONING PERMIT APPLICATION

BLOCK: 3 LOT: 18 FEE: #45 PERMIT#: Denied

All applications for construction purposes must be accompanied by a survey. Applications for a proposed use must indicate the exact scope of business including all activities which will be part of the business.

1. Applicants Name: John Binko & Lisa Woodman Phone (H) N/A
   Mailing Address: 911e 4th ave Neptune City NJ 07753 Phone (C) 732 570 2744
   Email: jpbinko@gmail.com Fax

2. Owner's Name: John Binko & Lisa Woodman Phone (H) N/A
   Mailing Address: 911e 4th ave Neptune City NJ 07753 Phone (C) 732 570 2744

3. Location of Proposed Use or Work:
   Block No. 3 Lot No. 18
   Address 911e 4th ave Neptune City NJ 07753

4. Description of *Existing* or prior Use or Work:
   Business Name (If Applicable)
   Description

5. Detailed Description of *Proposed* Use or Work: *Be specific. Include details.
   Business Name (If Applicable)
   Description please see attached word documents

6. Has the above premises been the subject of any prior application to the Land Use Board, Zoning Board of Adjustment or planning Board to the applicant's knowledge? Yes X No
   If yes please describe new home built 2019 prior to our purchase

Applicant Signature Date

PERMIT# Denied

OFFICE USE ONLY

FEE PAID: DATE: 6-9-20

CHECK# 305 CASH _____ RECEIPT# _____

APPROVED: _____ DATE: _____
Zoning Officer

DENIED: _____ DATE: 6-9-20
Zoning Officer

REASON FOR DENIAL: see attached email.
see section 139-49 (First Paragraph)

Fence Fee $45 Driveway Fee $35 All other uses $20

Gmail

Construction Department <construction@neptunecitynj.com>

Fence

1 message

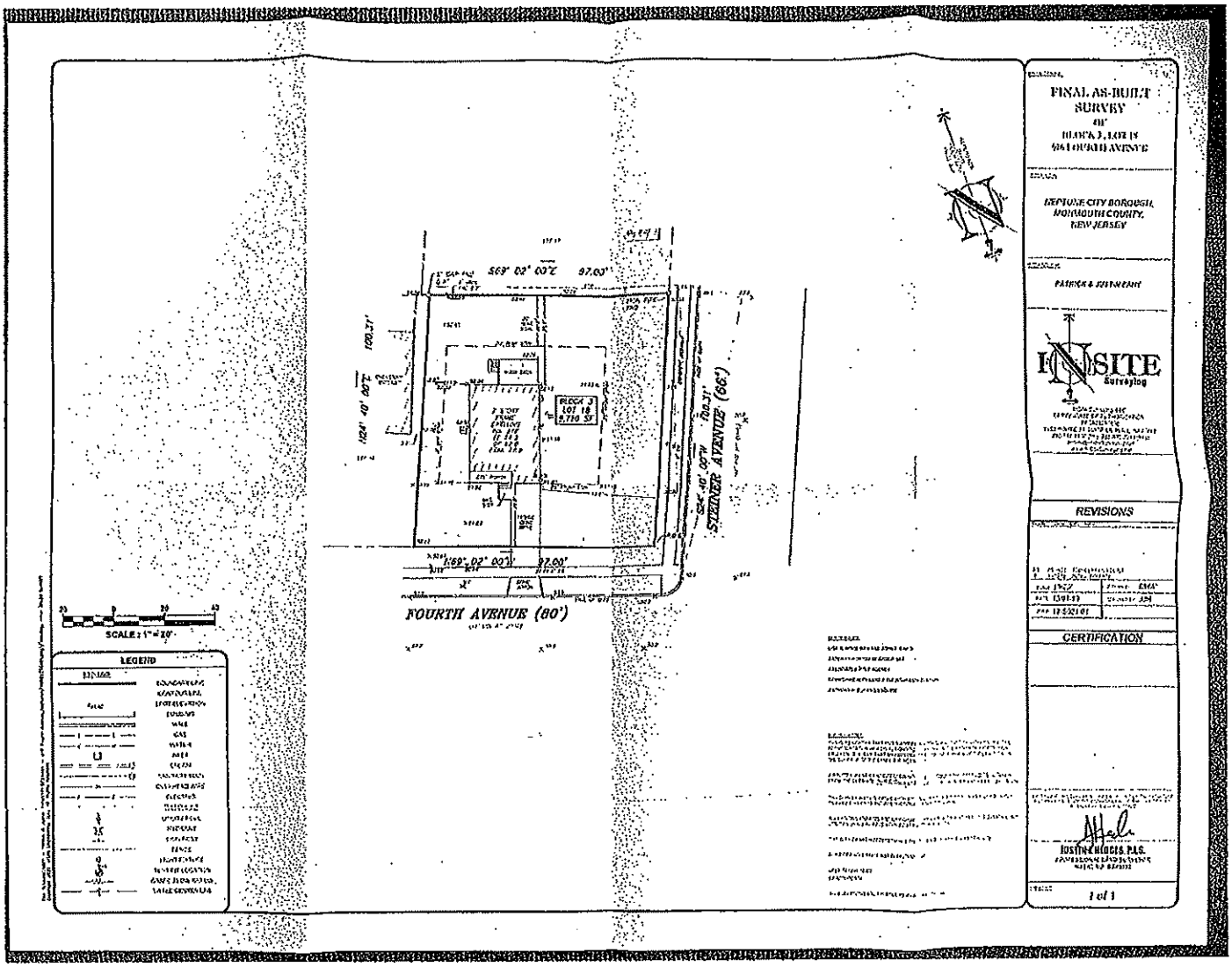
Construction Department <construction@neptunecitynj.com> Tue, Jun 9, 2020 at 5:27 PM
To: jpbinko@gmail.com

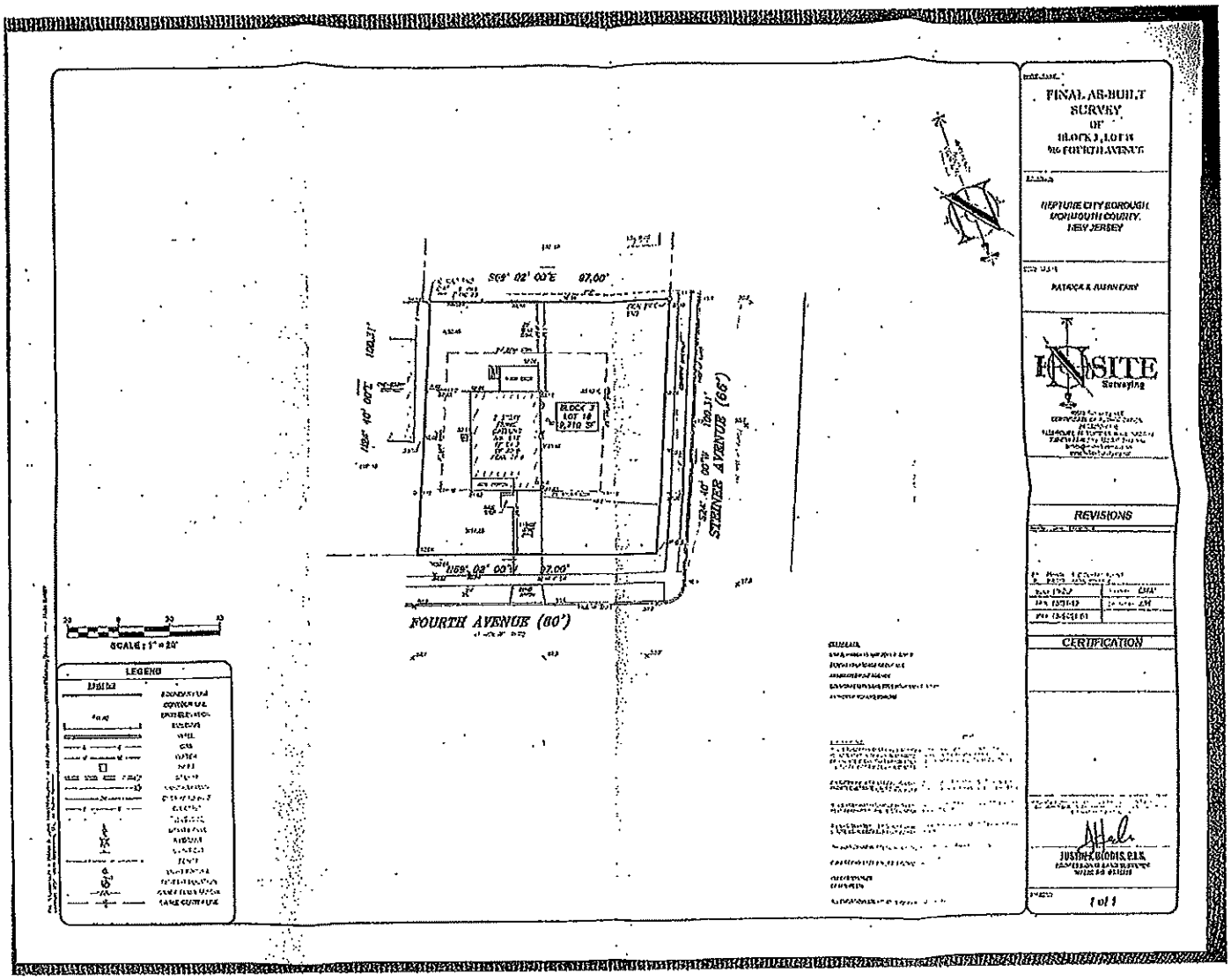
John & Lisa

Your zoning permit application to install a fence has been denied. The maximum permitted height of a fence in a front yard is three feet. You are a corner lot so you have two front yards. Any yard abutting a street is considered a front yard - Fourth Ave and Steiner Ave. You may apply to the Land Use Board for a variance.

Thank you!

William J. Doolittle
Construction Official
Building & Fire Subcode Official
Zoning Officer
Floodplain Manager
732-776-9204
106 W. Sylvania Avenue
Neptune City, NJ 07753


FINAL AS-BUILT SURVEY
40'
BLOCK 3, LOT 18
604 FOURTH AVENUE
NEPTUNE CITY BOROUGH, MONMOUTH COUNTY, NEW JERSEY
PATRICK & STEPHANIE
INSITE Surveying
REVISIONS
CERTIFICATION
JOSHUA HUGHES, P.L.S.
1 of 1
S69° 02' 00"E 97.00'
N69° 02' 00"W 97.00'
S24° 49' 00"W 80.31'
N24° 49' 00"E 80.31'
100.37'
100.37'
BLOCK 3
LOT 18
6,719 SF
STEINER AVENUE (90')
FOURTH AVENUE (80')
SCALE: 1" = 20'
LEGEND


FINAL AS-BUILT SURVEY OF BLOCK 3, LOT 18 916 FOURTH AVENUE
NEPTUNE CITY BOROUGH MONMOUTH COUNTY, NEW JERSEY
ONSITE Surveying
REVISIONS
CERTIFICATION
JUSTIN E. GIDDIS, P.L.S.
1 of 1
S68° 02' 00"E 97.00'
N68° 02' 00"W 97.00'
100.31'
100.31'
BLOCK 3 LOT 18 9,710 SF
STEINER AVENUE (66')
FOURTH AVENUE (80')
SCALE: 1" = 20'
LEGEND

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER
BOROUGH OF NEPTUNE CITY
LAND USE BOARD

TAKE NOTICE that on the _____ day of _____ 20___, at _____ o'clock p.m., a hearing will be held before the Neptune City Land Use Board at the Municipal Building, 106 W. Sylvania Avenue, Neptune City, New Jersey on the appeal or application of the undersigned for a variance or other relief so as to permit installation of a six foot tall fence along side yard (considered front yard) from garage to back property line leaving room for visability. Permit denied stating "front yard" allowed max on height of three feet on the premises located at 916 4th Avenue and designated as Block 3 Lot 18 on the Borough Tax Map.

The survey and other related maps and papers are on file in the office of the Municipal Clerk and are available for inspection.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Land Use Board.

_____
(Name of Applicant)

Publication Date: _____