

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

1. Applicant's Name Robert E. Bitzer Phone 732-768-4622
 Mailing Address 20 East End Avenue Email _____
Neptune City, NJ 07753

2. Present Owner _____ Phone _____
 Mailing Address Same as above Email _____

3. Attorney Represent Applicant Christopher L. Beekman, Esq.
 Firm Name Beekman Law Firm, LLC Phone 732-774-8262
 Mailing Address 47 Main Avenue Email 732-774-8262 christopher@beekman2@gmail.com
Ocean Grove, NJ 07756

4. Licensed NJ Engineer, Surveyor, Architect or Planner Preparing Maps
Michael J. Williams, PLS
 Firm Name Michael J. Williams Land Surveying Phone 732-888-6440
 Mailing Address 56 Main Avenue Email _____
Ocean Grove, NJ 07756

5. Interest of Applicant if other than Owner: 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: 20 East End Avenue
Neptune City, NJ 07753
 Known as: Block 101 Lot(s) 1
 Tax Map sheet(s) _____ Zone(s) B-1
 Ownership of Adjacent Property? (if yes, indicate each block(s) and lot(s): No

8. LOT DIMENSIONS:

Existing		Zoning Requirements	
Frontage	_____ ft.	_____	ft.
Front Yard Width	<u>N/A</u> ft.	<u>N/A</u>	ft.
Depth	_____ ft.	_____	ft.
Area	_____ sq.ft.	_____	sq.ft.

9. SUBJECT BUILDING LOCATION:

	Existing	Proposed	Zoning Requirements
Front Setback	_____ ft.	_____	ft.
Side Yard Setback	_____	_____	ft.
Rear Yard Setback	<u>N/A</u> ft.	<u>N/A</u>	ft.
Height	_____	_____	ft.
Coverage	_____ %	_____	%
Useable Floor Area	_____ 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: Single Family Home
 Proposed Use: Single Family Home
 Standard Industrial Classification Code: _____

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

Descriptive Explanation: Due to history of continued threat of trespassing & vandalism of property, owner seeks to erect 6' privacy fence with two gates. All fencing, gates & posts within property line. Attached is plan for fence on the property.

13. List Variances or Interpretation Requests (include zoning ordinance section numbers and brief description of each Variance requested): Section 139-49 - No fence to exceed 3' in height when located in front yard.

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

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 _____

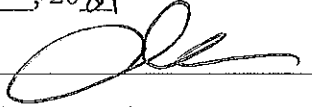
Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

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

12 day June, 2021

NOTARY PUBLIC




SIGNATURE OF APPLICANT

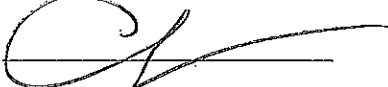
18. I certify I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the Applicant.

(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

12 day July, 2021

NOTARY PUBLIC




SIGNATURE OF APPLICANT

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 _____

Exhibit B

COMPLETENESS CHECKLIST

This checklist is provided to applicants to assist in the determination of whether the application is complete, as required by N.J.S.A. 40:55-D1103 of the Municipal Land Use Law. The applicant must complete this check list and submit it at the time of the initial application.

APPLICANT NAME Robert E. Bitzer

BLOCK NO: 101
 LOT NO. 1

To be
 Checked by
 Applicant

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Proper fees & completed application forms	(✓)	()	()
2. A current Boundary & Site Survey prepared by a Licensed Surveyor This survey shall show all metes & bounds, all existing structures & paved areas	(✓)	()	()
3. Title Block, Name, Address & Title of Person Preparing Plan	(✓)	()	()
4. Name, Address of the Owner & Applicant	(✓)	()	()
5. Date, Scale & North Arrow	(✓)	()	()
6. The Zoning Map in which the site is located, any contiguous zone boundary Lines, all lot lines & property owners & addresses, lot & block numbers within 200' radius	()	()	(✓)
7. Key map showing all intersections & roads within 500 feet of the property	()	()	(✓)
8. All Existing & Proposed Variances Noted	(✓)	()	()
9. Table of Zoning Requirements with all Existing & Proposed Information. Including Variances	()	()	(✓)
10. Dimensions of the lot, setback lines for the front, side & rear yards, kinds & locations of fences	(✓)	()	()
11. Significant existing physical features including streams, water courses, Swamps, tree liens, etc.	(✓)	()	()
12. All existing & proposed improvements	(✓)	()	()
13. Preliminary architectural floor plans & at least two elevations showing the proposed exterior finish materials	()	()	(✓)
14. Boring logs & soil data, if required	()	()	(✓)
15. Method of solid waste storage & disposal	()	()	(✓)

- | | | | | |
|-----|---|-----|-----|-----|
| 16. | Grading plans | () | () | () |
| 17. | Environmental Impact Statement | () | () | () |
| 18. | Soil Erosion & Sediment Control Plan | () | () | () |
| 19. | Any easement or deed restrictions | () | () | () |
| 20. | Lighting & landscaping plans, including the location of existing trees & tree masses. Only trees over 6" in diameter are required to be shown | () | () | () |
| 21. | Drainage report | () | () | () |
| 22. | Written request for waivers from any of the above requirement | () | () | () |
| 23. | Prepared place for the signature of the Land Use Board Chairman, Secretary & Engineer | () | () | () |

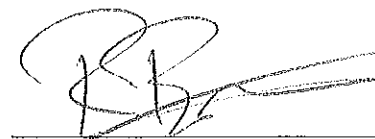
The list above indicates the general requirements for information necessary for an application to be considered reasonably complete and sufficient for review by the Board. For further information, refer to Chapters 111 & 115 and other applicable Chapters of the Borough ordinance. Failure to meet these requirements on the submitted drawings will result in delay of deeming the application complete.

AFFIDAVIT OF COMPLETENESS

I/we, the undersigned, certify that this application fully complies with all standards and the requirements contained in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq. and amendments thereto and the current Zoning Ordinance of the Borough of Neptune City. I/we further certify that all information contained herein is complete and accurate to the best of my/our knowledge.

ROBERT EDWIN BITZER
 Applicant/Owner Name (Print or Type)

 Professional's Name (Print or Type)


 Signature

1-12-21
 Date

 Signature/Seal & License No. Date

Exhibit C

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: 101, LOT: 1

FEE: \$45.00
check 1677

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.

- Applicants Name: ROBERT E. BITZER Phone (H) 732-768-4622
Mailing Address: 20 EAST END AVE., NEPTUNE CITY, NJ Phone (C) 732-768-4622
Email: ROBERT.BITZER@GMAIL.COM 07753 Fax _____
- Owner's Name: ROBERT E. BITZER & SUSI MODIN Phone (H) 732-768-4622
Mailing Address: 20 EAST END AVE., NEPTUNE CITY, NJ Phone (C) 732-768-4622
07753
- Location of Proposed Use or Work:
Block No. 101 Lot No. 1
Address 20 EAST END AVENUE, NEPTUNE CITY, NJ 07753
- Description of Existing or prior Use or Work:
Business Name (If Applicable) NONE
Description OPEN YARD, NO FENCE, ONLY STRUCTURE BESIDES HOUSE
IS A SHED & DOCK.
- Detailed Description of Proposed Use or Work: *Be specific. Include details.
Business Name (If Applicable) NONE
Description DUE TO HISTORY OF TRESPASSING + VANDALISM OF PROPERTY, WOULD LIKE
TO INSTALL 6' PRIVACY FENCE WITH TWO GATES. ALL FENCE, GATES, AND
POSTS WILL BE WITHIN PROPERTY LINES. SEE ATTACHED LAYOUT AND
SURVEY COPY. FENCE WILL BE BEHIND FRONT OF HOUSE SIGHTLINE.
- 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 VARIOUS PERMITS FILED FOR HOUSE RENOVATION IN
2020 - NOTHING REQUIRING A VARIANCE OR BOARD APPROVAL.

Applicant Signature

Date Nov 27, 2020

PERMIT# Dented

OFFICE USE ONLY

FEE PAID: DATE: _____

CHECK# 1677 CASH _____

RECEIPT# _____

APPROVED: _____

DATE: _____

DENIED: ^{Zoning Officer}
[Signature]
_{Zoning Officer}

DATE: 12-3-20

REASON FOR DENIAL: Section 139-49 = No Fence shall exceed
Three Feet in height when located in a Front yard.

Fence Fee \$45

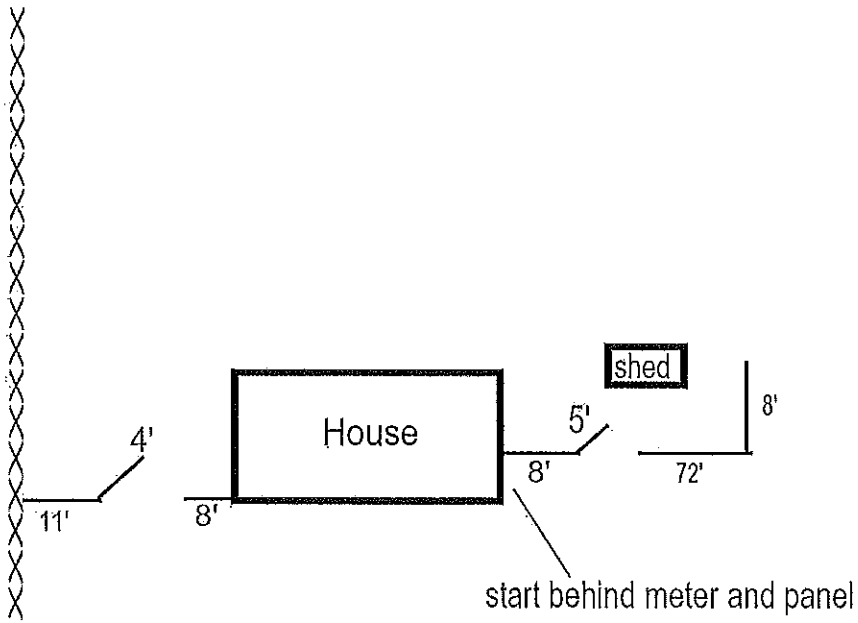
Driveway Fee \$35

All other uses \$20

Exhibit D

1579 Route 9
Toms River, NJ 08755
Phone: (732) 505-1749
Fax: (732) 505-1552
www.bycarls.com

C20-12526-2
PROPOSAL / CONTRACT



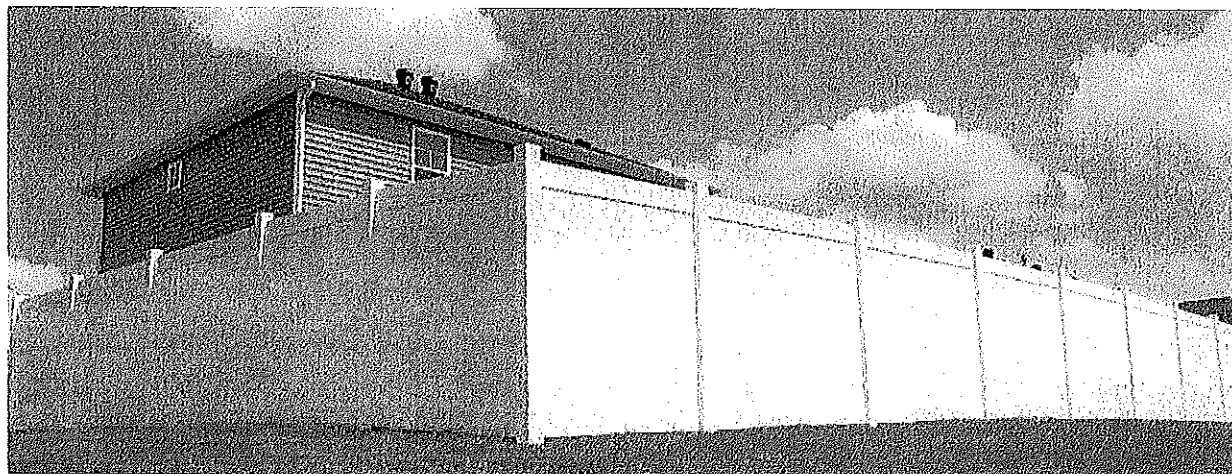
6' Dogwood Home

1579 Route 9
Toms River, NJ 08755
Phone: (732) 505-1749
Fax: (732) 505-1552
www.bycarls.com

C20-12526-2
PROPOSAL / CONTRACT



Product Image: 6'x8' Dogwood, Home, White

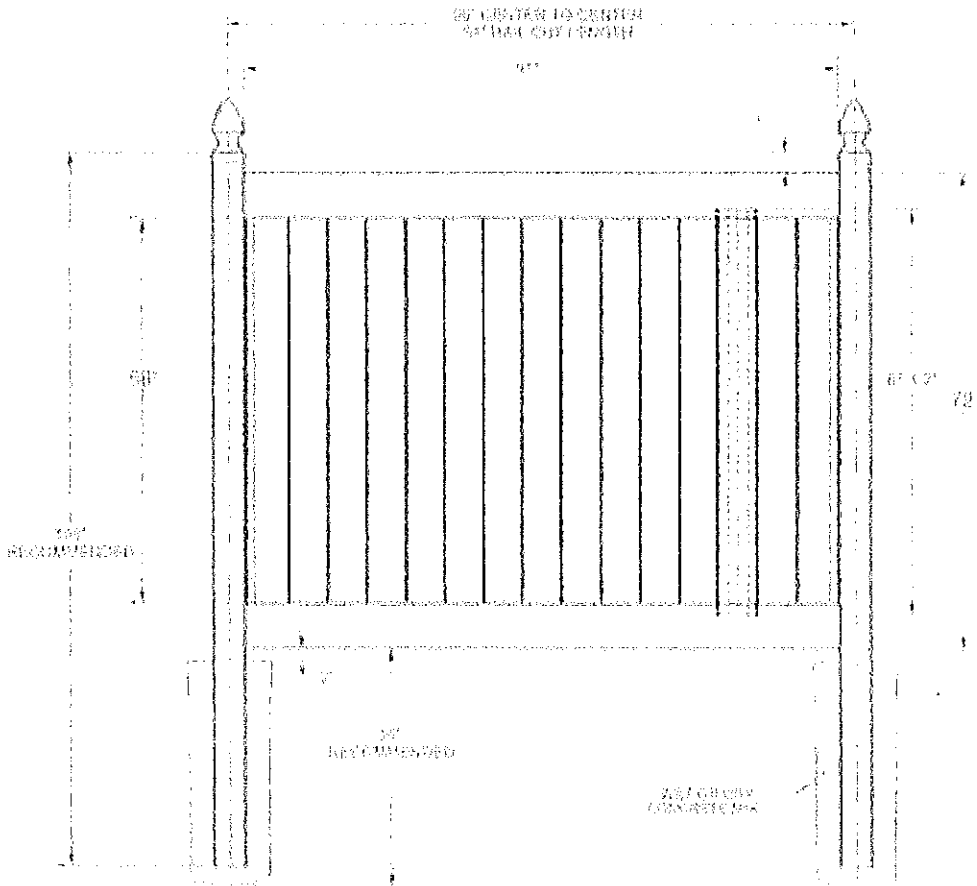


1579 Route 9
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C20-12526-2
PROPOSAL / CONTRACT



Product Image: 6'x8' Dogwood, Home, White



1579 Route 9
Toms River, NJ 08755
Phone: (732) 505-1749
Fax: (732) 505-1552
www.bycarls.com

C20-12526-2
PROPOSAL / CONTRACT



Product Image: 5"x5" New England Post Top White

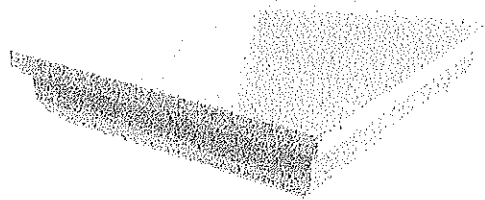
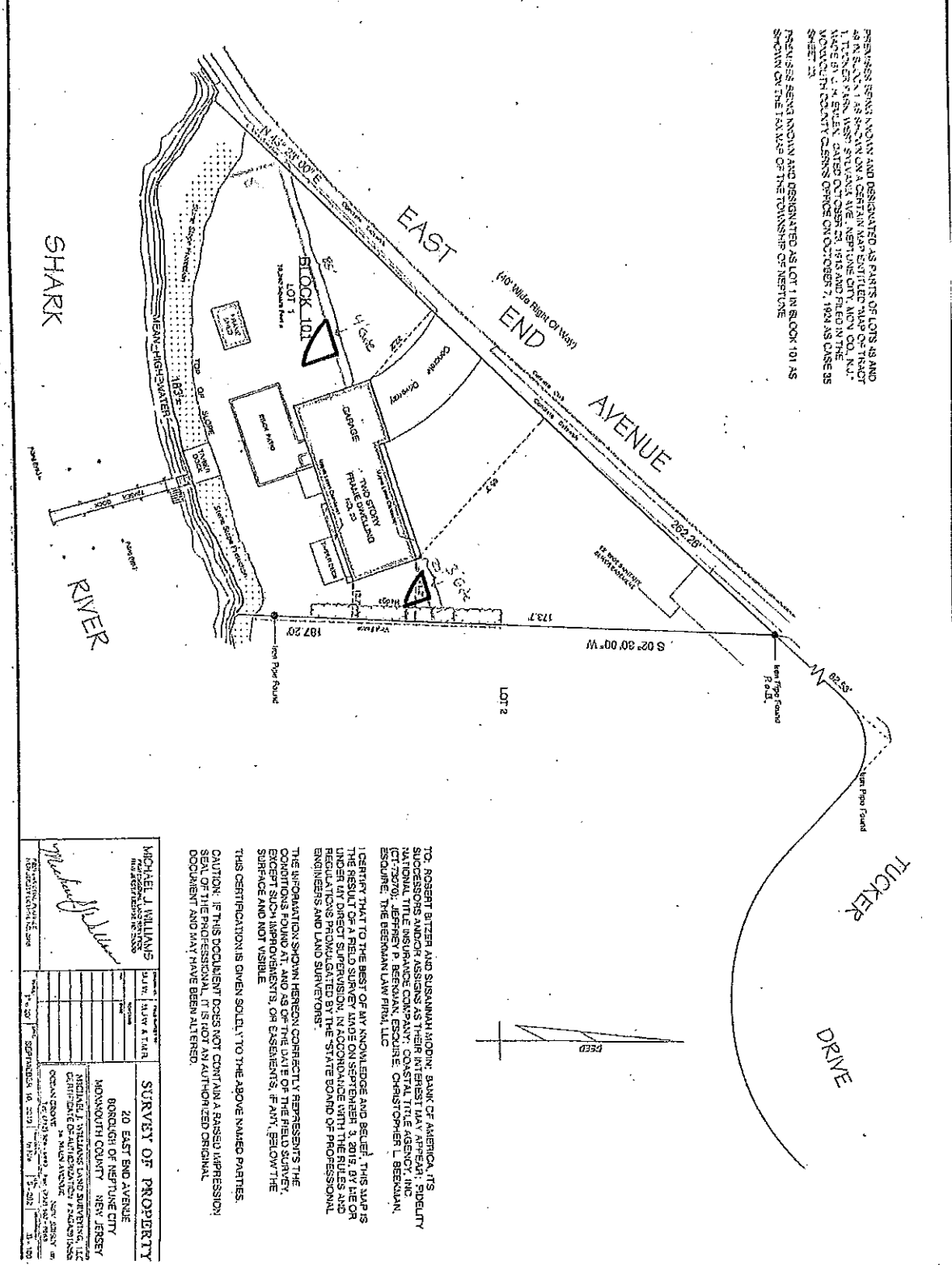


Exhibit E



PREVIOUS BEING KNOWN AND DESIGNATED AS PARTS OF LOTS 148 AND 149 IN BLOCK 1 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF TRACT 1, TUCKER MAN, WEST SULLY AND NEW-HIGHWAY AND TUCKER DRIVE BY J. M. BROWN, SAID OF AND BEING THE SAID LOTS IN BLOCK 1, MOULTRIE COUNTY, GEORGIA, DATED AND FILED IN THE OFFICE OF THE COUNTY CLERK ON OCTOBER 7, 1924 AS CASE 85 SHEET 23.

PREVIOUS BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 101 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

SHARK RIVER

TUCKER DRIVE

MICHAEL J WILLIAMS
 SURVEYOR
 NEW-HIGHWAY AND TUCKER DRIVE

20 EAST END AVENUE
 BOROUGH OF NEPTUNE CITY
 MONMOUTH COUNTY - NEW JERSEY

MICHAEL J WILLIAMS LAND SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION #200012188
 OCEAN DRIVE 24 MONMOUTH NJ 07834
 TEL: 732-928-3888 FAX: 732-928-3888
 WWW: WWW.MJWILLIAMS-SURVEYING.COM

DATE OF SURVEY: SEPTEMBER 16, 2019
 DATE OF RECORDING: 10-15-2019

TO, ROBERT BITZER AND SUSANNAH HODIN, BANK OF AMERICA, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COASTAL TITLE AGENCY, INC. (CTA), JEFFREY P. BENSON, ESCQUIRE, CHRISTOPHER L. BERGLIN, ESCQUIRE, THE BERKMAN LAW FIRM, LLC

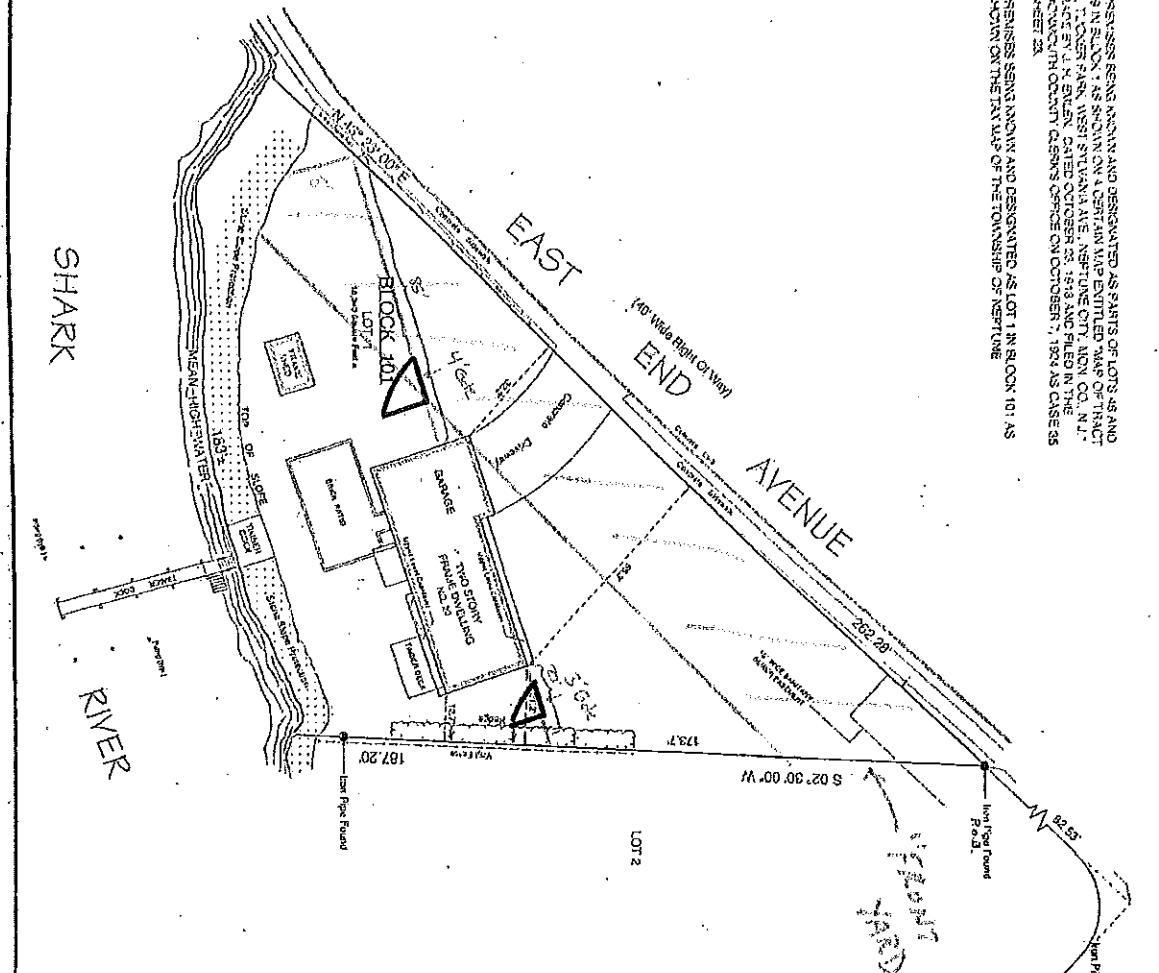
ICERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON SEPTEMBER 3, 2019, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SIGNATURE OF THE PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

PRESSES BEING ACQUIRED AND DESIGNATED AS PARTS OF LOTS 46 AND 49 IN BLOCK 1 AS SHOWN ON A CERTAIN MAP ENTITLED MAP OF TRACT 1, TUCKER PARK WEST, TOWNSHIP OF NEPTUNE, COUNTY OF MIDDLESEX, NEW JERSEY, HEREIN RECORDED AS MAP 100001,0001 OF THE NEW JERSEY DEPARTMENT OF TREASURY AND TAXATION, DIVISION OF REVENUE, REVENUE OFFICE ON OCTOBER 1, 1934 AS CHISEL 65 SHEET 22.



MICHAEL J. WILLIAMS	Map Designer
20 EAST 3RD AVENUE BOROUGH OF NEPTUNE CITY MIDDLESEX COUNTY, NEW JERSEY	
MICHAEL J. WILLIAMS AND SURVEYING, LLC 20 EAST 3RD AVENUE BOROUGH OF NEPTUNE CITY MIDDLESEX COUNTY, NEW JERSEY	
DATE: 11/20/2019 SCALE: AS SHOWN SHEET: 1 OF 1 PROJECT: SURVEY OF PROPERTY	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
DATE: 11/20/2019	

TO: ROBERT ATZEA AND SUSANNAH WOOD, BANK OF AMERICA, ITS SUCCESSORS AND ASSIGNS AS THE DIVERSIFIED INVESTMENT GROUP NATIONAL TITLE INSURANCE COMPANY AND NATIONAL TITLE AGENCY, INC. (17307), JEFFREY P. BERGMAN, ESCURE, CHRISTOPHER L. BERGMAN, ESCURE, THE BERGMAN LAW FIRM, LLC

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON SEPTEMBER 3, 2019, 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.

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY EXCEPT SUCH IMPROVEMENTS, OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

THIS CERTIFICATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A FALSIFIED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

Current View of Property From Street – Wide Open Access to Property



Proposed View of Property with 6' Tall PVC Privacy Fence

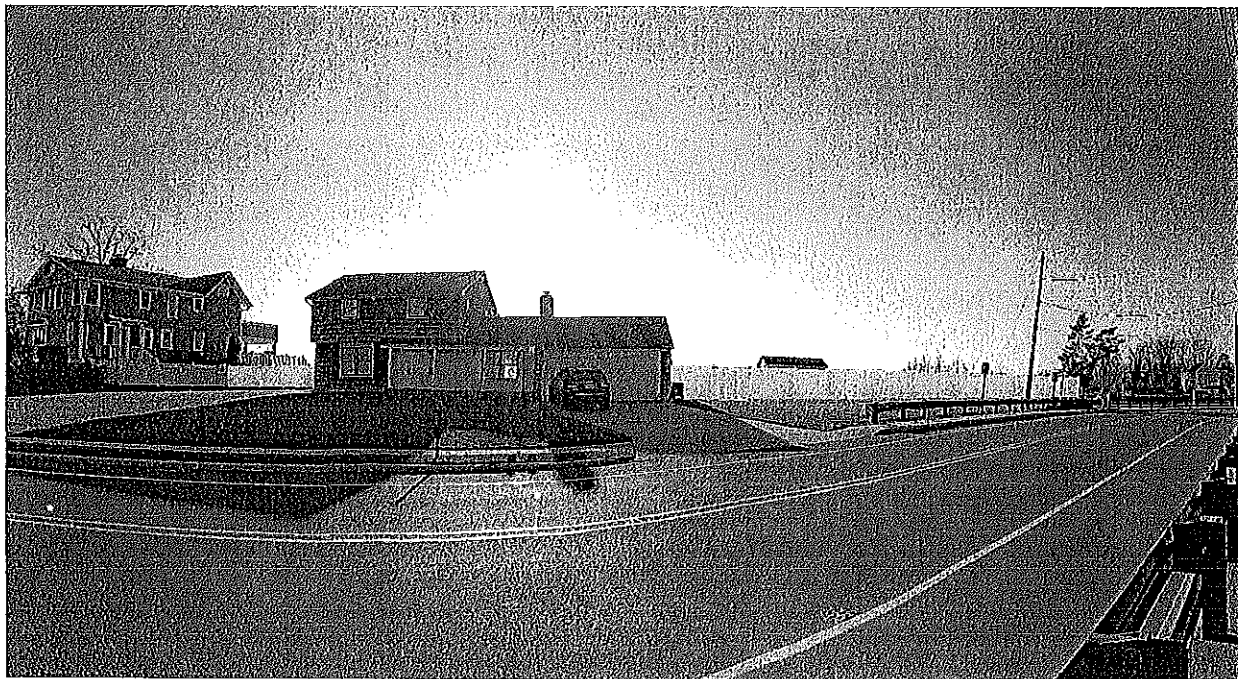
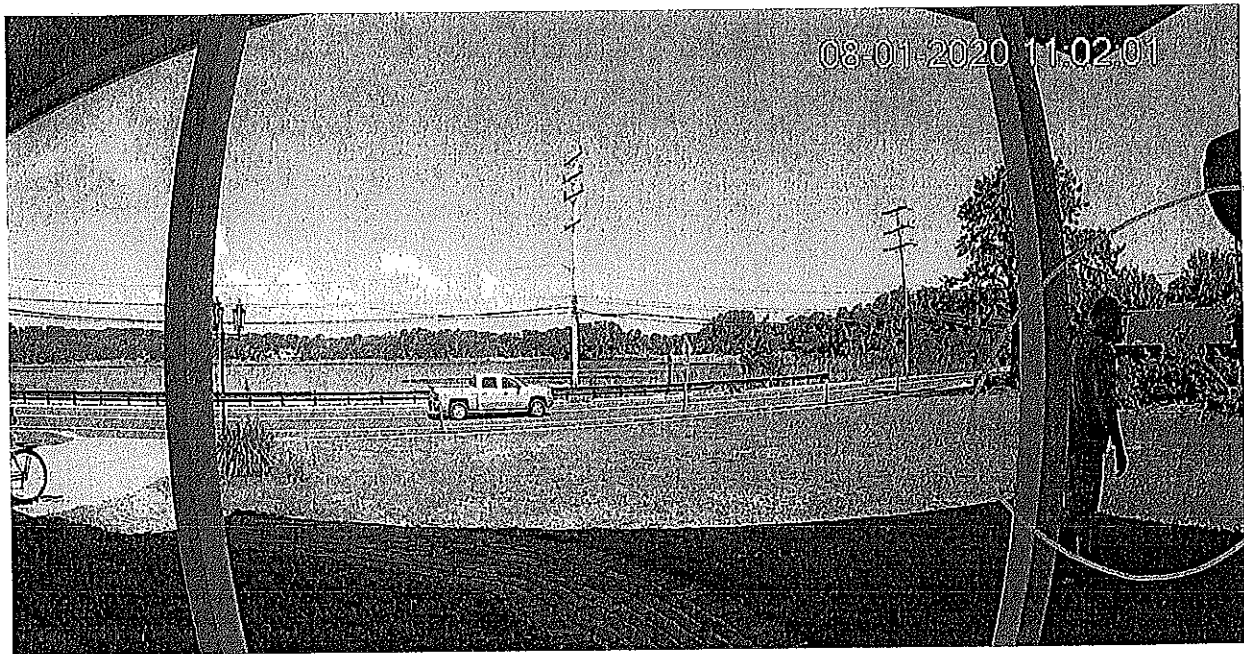
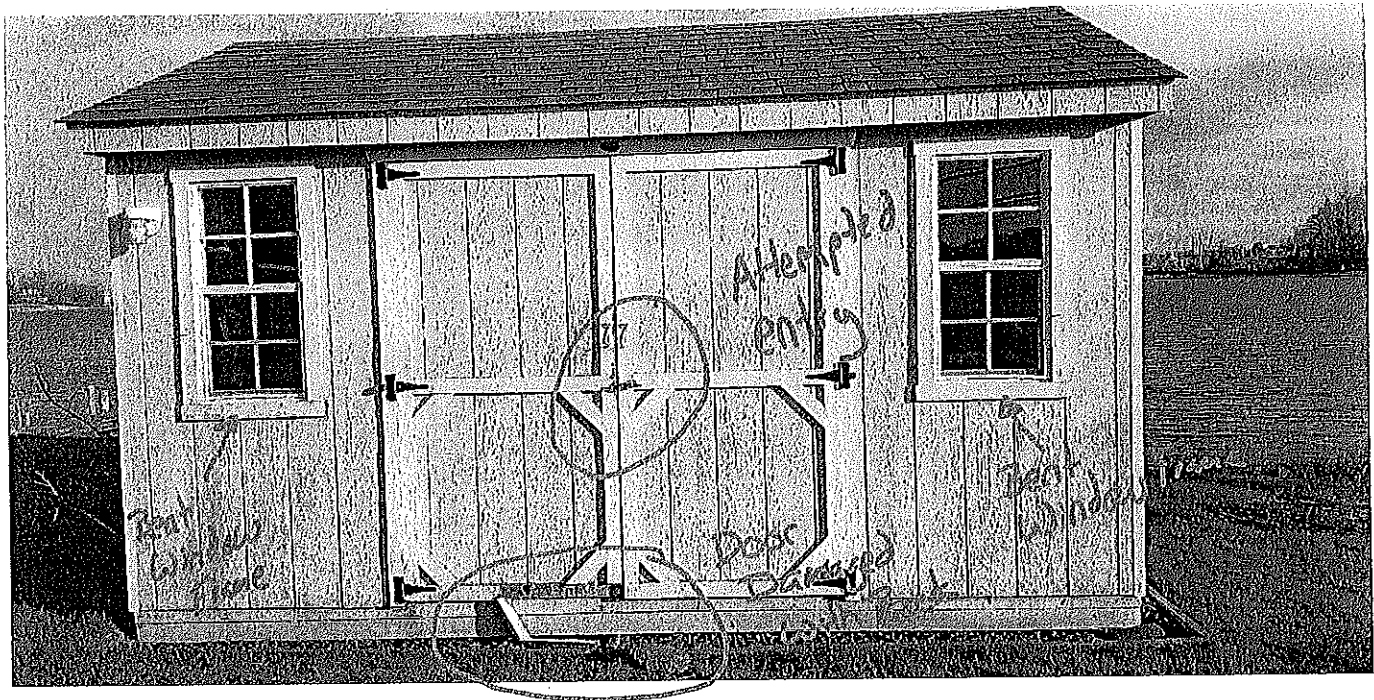


Exhibit F

Attempted Entry/Vandalism/Damage to Shed
April 7, 2020



Trespasser Looking in Windows – August 1, 2020

Trespasser/Photographer July 4, 2020



888889



Trespasser/Photographer - November 6, 2020

