BOROUGH OF BRADLEY BEACH
APPLICATION FOR SITE PLAN AND/OR SUBDIVISION
BOARD SECRETARY PHONE NO: 776-2999 EXT. 1017
EMAIL: KDickert@bradleybeachnj.gov

THE PROCESS:

After you submit your application, fees, and supporting documents, your application will be reviewed for completeness. Within forty-five (45) days, you will receive a letter in the mail (and e-mail if provided) advising you whether or not your application is “complete”. If your application is deemed “incomplete”, please provide the additional information requested and contained in the “incomplete” letter. If your application is deemed “complete”, the letter will advise you of your hearing date.

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

In general, the Board can make their decision at the first meeting/hearing unless the applicant has failed to provide sufficient information.

Once the Board has made a decision, a resolution will be prepared indicating the application has been granted or denied including any conditions placed upon same and then memorialized at the next available meeting.

Approximately two (2) to five (5) days after the memorialization of the resolution, a signed copy of the resolution will be mailed to you or your attorney (should you be represented by an attorney).

You will be required to place a public notice in the newspaper of the “Decision of the Board”. Publication can be placed in any of the Borough approved newspapers – the Coaster, Coast Star, or Asbury Park Press. The original affidavit of publication of your Notice of Decision must be submitted to the Board Office once the publication has been published.

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

Please note application fees are NOT refundable whether your application has been approved, denied, or withdrawn; however, any unused portion of your escrow deposit can be refunded once the project is complete. A written request must be received by the Board Office in order to begin the refund process.

Planning Board Meetings are generally held on the Fourth Thursday of each month and Zoning Board of Adjustment Meetings are generally held on the Third Thursday of each month (please confirm as the date may change due to holidays or Members’ schedules).

1. You must submit an original plus 16 copies of the application along with an original and 16 copies of all supporting documentation and plans (Site Plans, Surveys, Plats, Architectural Plans) which must be to scale and folded. You must also submit the proper fees associated with your application in accordance with Chapter 60, Land Use Procedures (attached).
   a. If you are submitting for completeness determination ONLY, you may submit an original and 2 copies of the application along with an original and 2 copies of all supporting documentation and plans (Site Plans, Surveys, Plats, Architectural Plans) which must be to scale and folded. Once the application is deemed complete you must submit the remaining 14 copies of the application along with 14 copies of all supporting documentation and plans as indicated in #1 above.

2. At the time of filing your application all taxes and sewer payments must be current for an application to be processed.

3. Applications received from someone other than the property owner must complete the Owner(s)’ Affidavit of Authorization and Consent Statement of Landowner where Applicant is not the Landowner included in this packet.
BOROUGH OF BRADLEY BEACH
PLANNING BOARD AND/OR
ZONING BOARD OF ADJUSTMENT
DEVELOPMENT APPLICATION FOR
SITE PLAN AND/OR SUBDIVISION

(Original and 16 copies to be filed along with appropriate plans and fees with Board Secretary)

(CHECK ALL THAT APPLY)

<table>
<thead>
<tr>
<th>PLANNING BOARD</th>
<th>☐</th>
<th>ZONING BOARD</th>
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<tbody>
<tr>
<td>Conditional Use</td>
<td>☐</td>
<td>Use Variance</td>
<td>☐</td>
</tr>
<tr>
<td>Preliminary</td>
<td>☐</td>
<td>Minor Subdivision</td>
<td>☐</td>
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<tr>
<td>Final</td>
<td>☐</td>
<td>Major Subdivision</td>
<td>☐</td>
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<tr>
<td></td>
<td>☐</td>
<td>Bulk Variance(s)</td>
<td>☐</td>
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<tr>
<td></td>
<td>☐</td>
<td>Minor Site Plan</td>
<td>☐</td>
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<tr>
<td></td>
<td>☐</td>
<td>Major Site Plan</td>
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</tbody>
</table>

Explanation of Request: ____________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

Information on Property to be Developed:

1. Property address: ____________________________________________________________

   Block(s) __________ Lot(s) __________ Zone: __________

2. Does the Applicant own adjoining property? ☐ YES ☐ NO

   If answer to foregoing is yes, describe location and size of adjoining property: _______________________________
   ______________________________________________________________________________________

Contact Information:

3. Name of applicant: ____________________________________________________________

   Mailing address: _______________________________________________________________

   Phone # __________________ Fax # __________________ Cell # __________________

   E-mail address: _______________________________________________________________

4. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)’ Affidavit of Authorization and Consent must be completed & submitted with this application):

   __________________________________________________________
   ______________________________________________________________________
   ______________________________________________________________________
5. Name of present owner: ________________________________
   Mailing address: ________________________________
   Phone # _______________    Fax # _______________    Cell # _______________
   E-mail address: ________________________________

6. Contact Person: ________________________________
   Mailing address: ________________________________
   Phone # _______________    Fax # _______________    Cell # _______________
   E-mail address: ________________________________

**Applicant’s Professionals’ Information:**

7. Name of applicant’s Attorney (if applicable)
   (Companies/Corporations must be represented): ________________________________
   Mailing Address: ________________________________
   Phone # _______________    Fax # _______________    Cell # _______________
   E-mail address: ________________________________

8. Name of applicant’s Engineer (if applicable):
   Mailing Address: ________________________________
   Phone # _______________    Fax # _______________    Cell # _______________
   E-mail address: ________________________________

9. Name of applicant’s Planner (if applicable):
   Mailing Address: ________________________________
   Phone # _______________    Fax # _______________    Cell # _______________
   E-mail address: ________________________________

10. Name of applicant’s Surveyor: ________________________________
    Mailing Address: ________________________________
    Phone # _______________    Fax # _______________    Cell # _______________
    E-mail address: ________________________________
11. Name of applicant’s Architect (if applicable): 

Mailing Address: 

Phone # 

Fax # 

Cell # 

E-mail address: 

12. Name of applicant’s Other Professional(s) (if applicable): 

Mailing Address: 

Phone # 

Fax # 

Cell # 

E-mail address: 
### Detail Property Information:

*(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)*

<table>
<thead>
<tr>
<th></th>
<th>Required and/or Permitted</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Minimum lot width</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum front yard setback</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum percent building coverage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum percent lot coverage</td>
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<td></td>
<td></td>
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<tr>
<td>Maximum number of stories</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Maximum building height (in feet)</td>
<td></td>
<td></td>
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<tr>
<td>Square footage of proposed structure</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-street parking spaces</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Loading spaces</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Signs</td>
<td></td>
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</tbody>
</table>

**Existing use or uses:**

**Proposed use or uses:**

**Is the property located in a special flood hazard area?**

*NOTE: Any items that are not applicable to a particular application shall be marked with an “N/A”.*

### Detail Proposed Information:

13. Proposed number of lots, if applicable: ____________________________

   a. Are all proposed lots conforming? YES ☐   NO ☐   **If answer is NO, indicate how many are non-conforming and their size:** ____________________________

   b. Indicate intent: Sell lots only ☐   Construct houses on lots for sale ☐

   c. Have the new block and lot numbers been approved by the Tax Assessor? YES ☐   NO ☐   **If YES, please attach proof of same.**

   d. Does subdivision abut or affect any County, State, or Federal Highways, properties, or facilities? If answer is YES, describe: ____________________________

14. Proposed number of units, if applicable: ____________________________

15. Location of nearest sanitary sewer: ____________________________
16. Location of nearest public water supply: ____________________________________________

17. Type of existing surface of street: _______________________________________________

18. Are any new streets, extension of municipal facilities or utilities involved with this application? Y ☐ N ☐
    If answer is YES, describe: _______________________________________________________

19. List proposed improvements and utilities and intentions to install or post perform:

<table>
<thead>
<tr>
<th>IMPROVEMENT</th>
<th>INTENTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Install</td>
</tr>
<tr>
<td></td>
<td>Install</td>
</tr>
<tr>
<td></td>
<td>Install</td>
</tr>
<tr>
<td></td>
<td>Install</td>
</tr>
</tbody>
</table>

20. Are drainage ditches, streams, or other water courses involved with this application? Y ☐ N ☐
    If answer is YES, describe: _______________________________________________________

21. Has there been any previous applications before the Planning Board/Board of Adjustment involving these premises? Yes ☐ No ☐ Unknown ☐
    If so, when ___________________________________________
    Result of decision __________ (attach copy of prior Resolution)

22. Has a Zoning denial been received as part of this application? YES ☐ NO ☐ If yes, please attach.

23. List of variances requested with Section reference and reasons why each variance should be granted [attach forms as necessary]

__________________________________________________________________________

__________________________________________________________________________

24. If conditional use is required with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

__________________________________________________________________________

__________________________________________________________________________

25. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☐ YES ☐ NO

26. Are any easements or special covenants by deed involved with this application?
    ☐ YES (If yes, attach copy) ☐ NO
AFFIDAVIT OF APPLICATION

State of New Jersey : ss
County of _______________

being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

(Original Signature of Applicant to be Notarized)

(Print Name of Applicant)

Sworn and subscribed before me this _____________ day of ______________, 20___

[NOTARY SEAL]

Signature of Notary Public
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 ________________________________
(Insert Planning Board or Zoning Board of Adjustment)

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, ________________________________, WITH MAILING ADDRESS OF
(Insert Property Owner’s Name)
__________________________________________
(Insert Property Owner’s Mailing Address)

OF FULL AGE BEING DULY SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

“I/WE 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 the subject property)

I/WE AUTHORIZE ____________________________________________
(Insert name of Owner(s)’ representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY
LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY
DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL
BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND
PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

______________________________________________
(Original Signature of Owner to be Notarized)

______________________________________________
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
______________ day of ________________, 20____

[NOTARY SEAL]

______________________________________________
Signature of Notary Public
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 Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. 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 and/or hold up of 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 of completion by the board’s professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach’s Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: ____________________________________________________________
[please print]

Property Address: ____________________________________________________________ Block ________ Lot_________

Applicant’s Name: ____________________________________________________________ [Print Name] [Signature of Applicant]

Owner’s Name: ________________________________________________________________ [Print Name] [Signature of Owner]

Date: ______________________________

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach 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:_________________________ ____________________________

Signature of Property Owner
Chapter 60. Land Use Procedures

Article III. Provisions Applicable to Planning Board and Zoning Board of Adjustment

§ 60-29. Application fees and escrow requirements.


A. Fees. The application fee for sketch plans and major and minor subdivisions and major and minor site plan applications for hearings before the Planning Board and Zoning Board of Adjustment shall be as follows. Application fee and escrow funds shall be used to reimburse professional fees, including meeting time, and additional administrative costs over and above attendance at meetings and routine administrative and office expense.

(1) Application fee. Each applicant for development within the Borough shall be responsible for the payment of a nonrefundable application fee as particularly set forth in the within subsection and incorporated herewith.

(2) Escrow fees. In additional to the payment of the nonrefundable application fee, each application must be accompanied by deposit of escrow funds to reimburse the Borough for the direct cost of professional services, including but not limited to engineering, planning, legal and other expenses incurred during the review of and the hearings on the within application.

[Amended 12-11-2007 by Ord. No. 2007-14]

(3) Schedule of application and escrow fees.

[Added 12-11-2007 by Ord. No. 2007-14]

<table>
<thead>
<tr>
<th>Classification</th>
<th>Application Fee</th>
<th>Escrow Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial consultation and concept plan review</td>
<td>None</td>
<td>$500</td>
</tr>
<tr>
<td>Initial fee escrow and completeness determination</td>
<td>None</td>
<td>$500</td>
</tr>
<tr>
<td>Informal sketch subdivision plat or sketch site plan</td>
<td>$200</td>
<td>$500</td>
</tr>
<tr>
<td>Minor subdivision application</td>
<td>$750</td>
<td>$1,500</td>
</tr>
<tr>
<td>Plus Tax Map Revision</td>
<td>None</td>
<td>$500</td>
</tr>
<tr>
<td>Preliminary Major Subdivision Application</td>
<td>$1,000</td>
<td>$2,500</td>
</tr>
<tr>
<td>Final Major Subdivision Application</td>
<td>$400</td>
<td>$1,500</td>
</tr>
<tr>
<td>Plus Tax Map Revision</td>
<td>None</td>
<td>$200 per lot</td>
</tr>
<tr>
<td>Preliminary Major Site Plan Application</td>
<td>$1,000</td>
<td>$2,500</td>
</tr>
<tr>
<td>Classification</td>
<td>Application Fee</td>
<td>Escrow Fee</td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td>-----------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Final Major Site Plan Application</td>
<td>$400</td>
<td>$1,500</td>
</tr>
<tr>
<td>Plus Tax Map Revision for Condominiums</td>
<td>None</td>
<td>$200 per unit</td>
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<tr>
<td>Amended Plan Approval Applications</td>
<td>½ Original Application Fee</td>
<td>$500</td>
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<tr>
<td>Conditional Use Application</td>
<td>$400</td>
<td>$750</td>
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<tr>
<td>Bulk (c) variance application</td>
<td>$125 each variance</td>
<td>$750</td>
</tr>
<tr>
<td>Use (d) variance application</td>
<td>$500</td>
<td>$1,500</td>
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<tr>
<td>Completeness waiver request</td>
<td>$100/each</td>
<td>$500</td>
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<tr>
<td>Extension of time application</td>
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<td>Appeals and requests for interpretation</td>
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<td>Copies of transcripts and tapes</td>
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<td>Decisions and resolutions</td>
<td>None</td>
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<tr>
<td>Resolution Compliance Review</td>
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<td>$750</td>
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<tr>
<td>Zoning Permit Requests</td>
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<td>None</td>
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<tr>
<td>List of Property Owners</td>
<td>$10</td>
<td>None</td>
</tr>
<tr>
<td>Publication of Final Decisions</td>
<td>$35</td>
<td>None</td>
</tr>
</tbody>
</table>

B. Additional fee for special meetings. Every applicant who requests and obtains a special meeting in connection with any application for development or appeal shall pay to the Borough of Bradley Beach an additional fee of $750 and post an additional escrow as required and determined by the administrative officer of the Board upon consultation with Board professionals.

C. Professional review fees. Every applicant shall be responsible for paying all costs and fees charged by the Board Engineer for reviewing any plats, plans and other documents submitted in connection with any application and the costs of the Board Attorney for the preparation of any resolutions, work on said applications, research and attendance at the Board meetings. Upon receipt of an application, the administrative officer shall contact the Board Engineer and obtain an estimate of the Engineer's costs and fees for reviewing the application and supporting documents. The administrative officer shall immediately notify the applicant of the estimate, and the applicant shall deposit the amount of the estimate with the administrative officer, provided that the estimate exceeds the amount set forth in this section. The administrative officer shall pay out of the moneys so deposited all bills submitted by the Board Engineer and Board Attorney in connection with the application. In the event the deposit exceeds the professional bills, the excess shall be returned to the applicant within 60 days after final action on the within application. In the event the professional bills exceed the deposit, the administrative officer shall immediately notify the applicant, who shall immediately deposit an additional sum sufficient to satisfy the excess.
D. Engineering resolution compliance fee (post approval). Upon approval of an application by the appropriate Board, the Board Engineer shall, prior to signing of the plans by the Chairman and Secretary and prior to issuance of any building permits, review the application as approved and any revised plans and supplemental documents submitted by the applicant to verify that all conditions of approval have been met. Upon completion of all improvements and prior to issuance of a certificate of occupancy, the Board Engineer shall conduct a final inspection to verify all improvements have been constructed in compliance with the approved plans and that all conditions of approval have been met. After memorializing of the resolution of approval, the applicant shall deposit the sum of $750 with the administrative officer in escrow to cover the Engineer's costs and fees necessary for resolution compliance review and approval. In the event the deposit exceeds the Engineer's bills, the excess shall be returned to the applicant within 60 days of compliance approval by the engineer. In the event the Engineer's bills exceed the deposit, the administrative officer shall immediately notify the applicant, who shall deposit an additional sum sufficient to cover the excess. [Amended 12-11-2007 by Ord. No. 2007-14]

E. Additional review fees. Any additional fees incurred by the Board Engineer or Board Attorney relative to review of any documents, post approval, including but not limited to amendments to site plan, meetings before the Planning Board, review of any documents from the Monmouth County Planning Board or any additional municipal, county, state or federal agency, shall be billed to the applicant. The administrative officer shall pay out of the money so deposited all bills submitted by the Board Engineer or Board Attorney in connection with any subsequent review.

F. Every applicant for development shall be responsible for paying all costs and fees incurred by the professional consultants retained by or on behalf of the Borough and/or its boards, commissions or agencies in reviewing, testifying and/or assisting the Borough in processing applications and/or assisting the Borough in the evaluation, planning and proper design of municipal services and facilities necessary to accommodate the present or anticipated needs of the proposed development.

G. Upon the request of the applicant, in writing, the appropriate administrative officer of the respective Board shall provide the applicant with a detailed list of all charges and disbursements made from the applicant's escrow account.