

THE BEEKMAN LAW FIRM, LLC

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DONALD L. BEEKMAN (1949-2017)

May 7, 2021

BY HAND:

Kristie Dickert, Board Secretary
Bradley Beach Board of Adjustment
701 Main Street, Municipal Building
Bradley Beach, New Jersey 07720

Re: Land Use Application
316 Ocean Park Avenue, Bradley Beach, NJ 07720
Block: 23 Lot: 24
Applicant, Tara Goldstein

Dear Ms. Dickert:

Regarding the above matter, enclosed please find Five (5) Copies of the following:

1. Variance Application with Color Photos;
2. Survey of Existing Conditions
3. Architectural Plans with proposed Plot Plan
4. Application Fee check in the amount of \$250.00
5. Escrow Fee check in the amount of \$1,250.00

Please review and advise at your earliest convenience if the matter has been deemed complete, and if not deemed complete, what is deficient for it to become complete. Note that we do intend to submit the balance of the 18 copies (11 copies) of the Plans, etc., assuming no changes are required from the initial review submissions. Further, as a reminder, since there are definitely

variance relief requested that will need review by the Zoning Board of Adjustment, there was no need to submit for a Zoning Permit since it would have been denied anyway.

Thank you for your usual courtesies in these matters, and please contact me should you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'JPB', written over a horizontal line.

Jeffrey P. Beekman

JPB

Encl.

CC: Clients

**ZONING BOARD OF ADJUSTMENT
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

Information on Subject Property:

1. Property address: 316 Ocean Park Avenue, Bradley Beach, NJ 07720

Block(s) 23 Lot(s) 24 Zone: R-1

2. Does the Applicant own adjoining property? YES NO

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

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s): Article 450, Section 12 & 13. Article 450, Attachment 1 - Existing Undersized Lot 25' X 100' deep and 2,500 sq.' whereas the minimum lot size is 50' X 100' and 5,000 sq., which is to remain with no changes proposed.

Front Yard Setback to existing dwelling of 14.7' (or less with existing overhang), whereas 25' required, which is to remain with no changes proposed. Front yard setback to porch of 0' at overhand whereas 18' required, which is to remain with no changes proposed. Side yard setback to existing shed at 0' whereas 5' required, but which is to remain with no change.

Maximum Building area of 41.2% including covered porch whereas 35% permitted (32.1% without covered porch).

Any and all additional variances and/or waivers as may be required by the Zoning Board of Adjustment.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

For year round living, the lot size and existing dwelling are both small and limit the use of the residential dwelling on the lot. Further, the location of the existing structures on the lot restrict redevelopment of the Lot and Dwelling to the area as proposed. Applicant's plans include upgrades to utilities and safety features to more modern construction and codes while maintaining the dwelling as a 3-bedroom dwelling with modern amenities and features reasonably compatible to year round living.

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

Contact Information:

6. Name of applicant: Tara Goldstein

Mailing address: 316 Ocean Park Avenue, Bradley Beach, NJ 07720

Phone # [REDACTED] Fax # _____ Cell # Same

E-mail address: [REDACTED]

7. 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):

Same as Applicant

8. Name of present owner: Same as Applicant

Mailing address: _____

Phone # _____

Fax # _____

Cell # _____

E-mail address: _____

9. Contact Person: Jeffrey P. Beekman, Esq., The Beekman Law Firm, LLC

Mailing address: 47 Main Ave., PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 (x 107)

Fax # 732-774-6989

Cell # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)

(Companies/Corporations must be represented): Jeffrey P. Beekman, Esq.

Mailing Address: 47 Main Ave., PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 (x 107)

Fax # 732-774-6989

Cell # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

11. Name of applicant's Engineer (if applicable): _____

Mailing Address: _____

Phone # _____

Fax # _____

Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): _____

Mailing Address: _____

Phone # _____

Fax # _____

Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Brunswick West, Inc.

Mailing Address: 219 1/2 South Main Street, Flemington, New Jersey 08822-1763

Phone # 908-284-0888

Fax # 908-284-2818

Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Feldman Architects

Mailing Address: 1670 Route 34 North, Suite 1B, Wall, New Jersey 07727

Phone # 732-761-8182 Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (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)

PRINCIPAL USE: Single Family Residential Dwelling	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	5,000 sq.'	2,500 sq.'	2,500 sq.'
Minimum lot width	50'	25'	25'
Minimum lot depth	100'	100'	100'
Minimum lot frontage	50'	25'	25'
Minimum front yard setback	25' or average	14.7' (or less to cantilever)	14.7' (or less to cantilever)
Minimum rear yard setback	25'	48.91'	36.41'
Minimum side yard setback	2.5'/5.0'	3.5'/5.0'	3.5'/5.0'
Maximum percent building coverage	35%	33%	41.2%
Maximum percent lot coverage	60%	48.3%	58%
Maximum number of stories	2	2	2
Maximum building height (in feet)	30'	26'8"	26'8"
Square footage of principal structure	875 sq.'	825 sq.'	1032 sq.'
Off-street parking spaces	2	0	0
Prevailing Setback of adjacent buildings within the block/within 200 ft.		TBD if necessary	14.7' (or less to cantilever)
<u>ACCESSORY USE/STRUCTURE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback	N/A		
Minimum rear yard setback	5'	> 5'	> 5' and no change
Minimum side yard setback	5'	0'	0' and no change
Minimum combined side yard setback	N/A		
Maximum percent building coverage	N/A		
Maximum percent lot coverage	N/A		
Maximum number of stories	1	1	1
Maximum building height (in feet)	25'	12'	12' (No Change)
Square footage of accessory structure	N/A		
Distance between principal & accessory structure	N/A for Storage Shed		
Existing use or uses on the lot: Single Family Residential Dwelling			
Proposed use or uses on the lot: Single Family Residential Dwelling			
Is the property located in a special flood hazard area? Not to the best of Applicant's knowledge			

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

Detail Proposed Information:

16. Existing and proposed number of units, if applicable: 1

17. Are any extensions of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y N

If answer is YES, describe: _____

19. 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)

20. Has a Zoning denial been received as part of this application? YES NO If yes, please attach. Zoning Denial is not pertinent as variances are required in connection with the application.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO Request is made for Tax Office to provide confirmation to Board Secretary

22. 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 Monmouth :

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

Tara Goldstein
(Original Signature of Applicant to be Notarized)

Tara Goldstein
(Print Name of Applicant)

Sworn and subscribed before me this

6th day of May, 2021

[NOTARY SEAL]

Signature of Notary Public
Jeffrey P. Beekman, Esq.
Attorney at Law, State of New Jersey

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 Zoning Board of Adjustment
(Insert Planning Board or Zoning Board of Adjustment)

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

I/WE, Tara Goldstein, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

316 Ocean Park Avenue, Bradley Beach, NJ 07720 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

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) 23 LOT(S) 24

ALSO KNOWN AS 316 Ocean Park Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Tara Goldstein and her professionals
(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).

Tara Goldstein
(Original Signature of Owner to be Notarized)
Tara Goldstein

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
6th day of May, 2021

Jeffrey P. Beekman

[NOTARY SEAL]

Signature of Notary Public Jeffrey P. Beekman, Esq.
Attorney at Law, State of New Jersey

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: 5/6/2021

Tara Goldstein

Signature of Property Owner

Tara Goldstein

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: Tara Goldstein
[please print]

Property Address: 316 Ocean Park Avenue, Bradley Beach, NJ 07720 Block 23 Lot 24

Applicant's Name: Tara Goldstein
[Print Name]

Tara Goldstein
[Signature of Applicant]

Owner's Name: Tara Goldstein
[Print Name]

Tara Goldstein
[Signature of Owner]

Date: May 6, 2021







316







RESTRICTED
PARKING
ONLY
DESIGNATED
YELLOW
AREA
B.O. #2-3-9

STOP



316

SON BERS
LET'S GET TOGETHER
AND ENJOY THE VIEW



