

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

Information on Subject Property:

1. Property address: 510 4th Avenue

Block(s) 56 Lot(s) 15 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):

See Attached

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

See Attached

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

N/A

Contact Information:

6. Name of applicant: Frank Caponegro, Stacey Pelliccio

Mailing address: 510 4th Avenue Bradley Beach, NJ. 07720

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

**510 4th Avenue
Bradley Beach, NJ 07720
Application Variance List**

3. An application is hereby made for variances:

Side Yard Setback 450- 26 Section D (1)

(e) Principal Structure, West Side -2.5'

(k) Accessory Structure A/C Unit, West Side - on sideline

(k) Accessory Structure Garage Apartment, East Side- 4.5'

Front Setback 450-26 Section D (1)

(d) Front setback principal Structure – 24.7'

Impervious Coverage 450-26 Section D (1)

(i) Impervious Coverage 67.7

Distance Between Structures 450-26 Section D (1)

(m) Accessory Structure Outdoor Barbecue Structure – 15'

4. Justification/Reasons why variances should be granted:

Side Yard Setback 450- 26 Section D (1)

(e) Principal Structure, West Side -2.5' EXISTING CONDITION, STRUCTURE WAS CONSTRUCTED BEFORE THE ADVENT OF LOCAL ZONING, APPROXIMATELY 1936.

(k) Accessory Structure A/C Unit, West Side - on sideline EXISTING CONDITION, WHEN PURCHASED

(k) Accessory Structure Garage Apartment, East Side- 4.5' EXISTING CONDITION, WHEN PURCHASED, CONSTRUCTED DURING THE EXISTANCE OF MODERN ZONING STANDARDS, APPROXIMATELY 1995. NO VARIANCE APPROVALS ON FILE.

Front Setback 450-26 Section D (1)

(d) Front setback principal Structure – 24.7' COMPLYS TO FRONT SETBACK REQUIREMENTS, AS PER SUBMITTED FRONT SETBACK AVERAGING PLAN.

Impervious Coverage 450-26 Section D (1)

(i) Impervious Coverage 67.7 INCREASE OF 0.6% DUE TO NEW FRONT PORCH DESIGN

Distance Between Structures 450-26 Section D (1)

(m) Accessory Structure Outdoor Barbecue Structure – 15' EXISTING, MORE CENTERALIZED YARD LOCATION, CONVIENENT FOR ENTERTAINING.

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):

N/A

8. Name of present owner: Frank Caponegro, Stacey Pelliccio

Mailing address: 510 4th Avenue Bradley Beach, NJ. 07720

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: Stacey Pelliccio - Owner

Mailing address: 510 4th Avenue Bradley Beach, NJ. 07720

Phone # [REDACTED] Fax # [REDACTED] Cell # [REDACTED]

E-mail address: [REDACTED]

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Polaris Survey, John McCord

Mailing Address: 26 Main St. # 123 Toms River, NJ. 08753

Phone # 800-305-6405 Fax # _____ Cell # 732-674-0883

E-mail address: ke.mccord@comcast.net

14. Name of applicant's Architect (if applicable): Shore Point Architecture, PA
Stephen J. Carlidge
Mailing Address: 108 South Main St. Ocean Grove, NJ. 07756
Phone # 732-774-6900 Fax # 732-774-7250 Cell # _____
E-mail address: abf@shorepointarch.com

15. Name of applicant's Other Professional (if applicable): N/A
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:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5000 SF	7500 SF	7500 SF
Minimum lot width	50'	50'	50'
Minimum lot depth	100'	150'	150'
Minimum lot frontage	50'	50'	50'
Minimum front yard setback	25' & 17'	24.7' & 17.7'	24.7' & 17.7'
Minimum rear yard setback	25'	80.9'	80.9'
Minimum side yard setback	5' & 10'	2.5' & 10.9'	2.5' & 10.9'
Maximum percent building coverage	35%	31.4%	32.4%
Maximum percent lot coverage	60%	67.1%	67.7%
Maximum number of stories	2.5	1.5	2.5
Maximum building height (in feet)	35'	16.83'	29.9'
Square footage of principal structure	UNKNOWN	2,222 SF	2,342 SF
Off-street parking spaces	4	4	4
Prevailing Setback of adjacent buildings within the block/within 200 ft.		See Submission	
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	UNKNOWN	69.1'	69.1'
Minimum rear yard setback	5'	6.2'	6.2'
Minimum side yard setback	5'	15.5' & 4.5'	15.5' & 4.5'
Minimum combined side yard setback	10'	20'	20'
Maximum percent building coverage	N/A	N/A	N/A
Maximum percent lot coverage	N/A	N/A	N/A
Maximum number of stories	2	2	2
Maximum building height (in feet)	25'	24'	24'
Square footage of accessory structure	UNKNOWN	630 SF - First Floor 591 SF - Second Floor	630 SF - First Floor 591 SF - Second Floor
Distance between principal & accessory structure	20'	52'	52'
Existing use or uses on the lot:	Single family home with Rear garage apartment		
Proposed use or uses on the lot:	Single family home with Rear garage apartment		
Is the property located in a special flood hazard area?	NO		

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: Two Dwelling Units
Main House & Accessory Garage Apt.

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.

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

22. Are any easements or special covenants by deed involved with this application? YES (If yes, attach copy) NO *Shared Driveway Easement*

AFFIDAVIT OF APPLICATION

State of New Jersey :
County of Monmouth : ss

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

Stacey Pelliccio
(Original Signature of Applicant to be Notarized)

Stacey Pelliccio
(Print Name of Applicant)
Frank Caponegro

Sworn and subscribed before me this
10th day of August, 2020

[NOTARY SEAL]

Wendy M. Smith
Signature of Notary Public
Wendy M Smith
NOTARY PUBLIC
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: August 10, 2020 Stacey Pelliccio
Signature of Property Owner

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: Frank Caponegro, Stacey Pelliccio
[please print]

Property Address: 510 4th Avenue Bradley Beach Block 56 Lot 15

Applicant's Name: Frank Caponegro
Stacey Pelliccio
[Print Name] [Signature of Applicant]

Owner's Name: Frank Caponegro
Stacey Pelliccio
[Print Name] [Signature of Owner]

Date: August 10, 2020

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, _____,
(Insert Property Owner's Name), WITH MAILING ADDRESS OF

(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