

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

Information on Subject Property:

1. Property address: 602 Ocean Park Avenue, Bradley Beach, NJ 07720
Block(s) 20 Lot(s) 10 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):
Maximum Building Coverage - 36.7% (35.7 sq.) proposed whereas 35% permitted - Section 450-12
Side yard setback 1.64' existing and proposed to single story addition whereas 2.1' required.
Any and all other variances, including approvals for any existing, non-conforming conditions, for
front yard setbacks to dwelling and/or porch, and side yard setbacks, off-street parking requirements,
Height, number of stories, and rear yard setbacks conform to the Borough Zoning Ordinance.
4. Justification/Reasons why each variance should be granted [attach forms as necessary]
The 1-story addition proposed is minimal, and applicant proposes to retain the existing side yard
setback, while the narrowness and size of the existing lot limits any expansion to be
constructed in a conforming manner. The extent of the building coverage non-conformity
proposed is only 35.7 sq.' and will not negatively impact any adjoining properties, or the
neighborhood, and the single family use of the property will remain compatible with the
Borough Master Plan.
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: Matthew O'Neill and Melissa O'Neil
Mailing address: 602 Ocean Park Avenue, Bradley Beach, NJ 07720
Phone # [REDACTED] Fax # _____ Cell # _____
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):

Applicants are the Owners

8. Name of present owner: Same as Applicant

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: Jeffrey P. Beekman, Esq.

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

Phone # 732-774-8262 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./The Beekman Law Firm, LLC

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

Phone # 732-774-8262 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: Paul K. Lynch, PLS

Mailing Address: PO Box 1453, Wall, New Jersey 07719

Phone # 732-681-4035 Fax # _____ Cell # _____

E-mail address: pklynchs@gmail.com

14. Name of applicant's Architect (if applicable): Moss Architecture LLC (Michael J. Moss)

Mailing Address: 429 Monmouth Avenue, Bradley Beach, NJ 07720

Phone # 732-567-8211 Fax # _____ Cell # 

E-mail address: mjmossarch@gmail.com

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)

<u>PRINCIPAL USE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	5,000 sq.'	2,100 sq.' *	2,100 sq.' *
Minimum lot width	50'	21' *	21' *
Minimum lot depth	100'	100'	100'
Minimum lot frontage	50'	21' *	21' *
Minimum front yard setback	17.11' (Lot Avg)	19.'	17.25'
Minimum rear yard setback	25'	40.9'	35.8'
Minimum side yard setback	2.1' & 4.2'	1.64' * & 4.33'	1.64' ** & 4.25
Maximum percent building coverage	35%	33.3%	36.7% **
Maximum percent lot coverage	60%	60%	60%
Maximum number of stories	2	2	2
Maximum building height (in feet)	30	Less than 30'	29'10"
Square footage of principal structure	735 sq.'	699.3 sq.'	770.7 sq.'
Off-street parking spaces	2	0	0
Prevailing Setback of adjacent buildings within the block/within 200 ft.		17.11	17.25'
<u>ACCESSORY USE/STRUCTURE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
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? 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: 1 / 1

* Existing Variance Condition
 ** Proposed Variance Condition

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 To be Provided

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 :

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



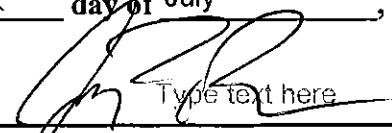
(Original Signature of Applicant to be Notarized)

Matthew O'Neill Melissa O'Neill
(Print Name of Applicant)

Sworn and subscribed before me this

16th day of July, 2021

[NOTARY SEAL]



Type text here
Signature of Notary Public

Jeffrey P. Beekman, 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, Matthew O'Neill and Melissa O'Neill, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

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


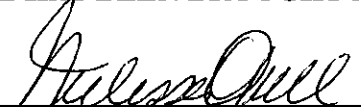
SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 20 LOT(S) 10

ALSO KNOWN AS 602 Ocean Park Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

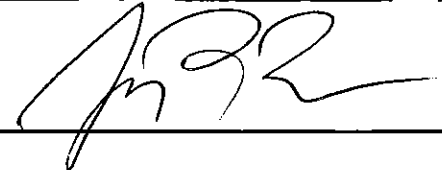
I/WE AUTHORIZE Matthew O'Neill and Melissa O'Neill
(Insert name of Owner(s)' representative appearing before the Board)

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)

Matthew O'Neill Melissa O'Neill
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
16th day of July, 2021



Signature of Notary Public

[NOTARY SEAL]

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

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

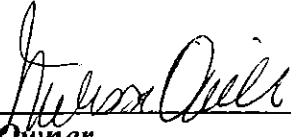
I hereby authorize any member of the Borough of Bradley Beach Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: July, 2021



Signature of Property Owner

Matthew O'Neill



Melissa O'Neill

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: Matthew O'Neill and Melissa O'Neill
[please print]

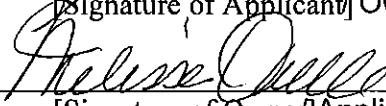
Property Address: 602 Ocean Park Avenue, Bradley Beach, NJ Block 20 Lot 10

Applicant's Name: Matthew O'Neill
[Print Name]



[Signature of Applicant] Owner

Owner's Name: Melissa O'Neill
[Print Name]



[Signature of Owner] Applicant

Date: July 16, 2021