

**BOROUGH OF BRADLEY BEACH**  
**PLANNING BOARD**

**DEVELOPMENT APPLICATION**

**(To be filed with appropriate fee with administrative Officer-Borough Clerk)**

Applicant's Name LISA PATRINO / Frostman MARIANO LLC Phone No. 732-775-3929  
Address 217 MCCABE Ave BRADLEY BEACH NJ

**(If not owner set forth ownership interest: lessee, contract purchaser, etc. and attach copy of document showing same)**

Present Owner:  
Name SAME Phone No. \_\_\_\_\_  
Address \_\_\_\_\_

**Attorney representing applicant (Corporations must be represented by a NJ attorney)** 732-888-0024  
Name MARTY ARBUS Phone No. 732-888-0002  
Address 61 Village Court HAZLET NJ 07730  
FIRM Arbus Maybruck & Goode

**Licensed NJ Professional Engineer and/or Land Surveyor preparing plat; site plan, plot plan or survey (must attach seal thereto)**

Name ATLANTIC CONSULTING Phone No. 908-915-1076  
Address PO BOX 175 Sea Grant NJ 08750

FIRM LEAHNE R HOFFMAN

<b>Application for (check appropriate):</b>		<b>Addenda attach (check appropriate):</b>	
Zoning Variance:	Yes _____ No <input checked="" type="checkbox"/>	Addendum #1	<input checked="" type="checkbox"/>
Conditional Use:	Yes _____ No <input checked="" type="checkbox"/>	Addendum #1	_____
Site Plan: Preliminary	Yes <input checked="" type="checkbox"/> No _____	Addendum #2	<input checked="" type="checkbox"/>
Final	Yes <input checked="" type="checkbox"/> No _____		

**SUBDIVISION:**

Classification	Yes _____	No _____	Addendum#3 _____
Minor	Yes _____	No _____	Addendum#3 _____
Preliminary	Yes _____	No _____	Addendum#3 _____
Final	Yes _____	No _____	Addendum#3 _____

**Fee Notice Requirements Sheet Attached with Fee Sheet**

Location 217 MCCABE AVE  
 (Street)  
37 2 RT  
 (Block Numbers) (Lot Numbers) (Zone)

Existing Use \_\_\_\_\_

Proposed Use Townhouse

Permission requested to: Erect  Alter \_\_\_\_\_ Site Permission \_\_\_\_\_  
 Use \_\_\_\_\_ Subdivide \_\_\_\_\_ Other \_\_\_\_\_

Descriptive explanation of request: \_\_\_\_\_

**Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application:**

Yes \_\_\_\_\_ No \_\_\_\_\_

**Are any easements or special covenants by deed involved in this site?**  
 Yes \_\_\_\_\_ No \_\_\_\_\_ (If yes, attach copy)

**I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE.**

Sworn to and subscribed before me on  
 This 18 day of May, 2011

[Signature]  
 Notary Public State of New Jersey  
 (Notarized stamp & seal)  
AH 7 NJ

[Signature]  
 Signature of Applicant

**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY :  
 : ss.  
 COUNTY MARLET :

\_\_\_\_\_, of full age, being duly sworn according to the law on oath deposes and says, that deponent resides at \_\_\_\_\_, in the (Borough) (City) (Town) (Township) of \_\_\_\_\_ in the County of \_\_\_\_\_ and State of New Jersey

[Signature]  
 A Notary Public of New Jersey RT

ADDENDUM FOR ZONING VARIANCE

1. Size of lot affected 7500sf
2. Applicant owns adjoining property? Yes \_\_\_\_\_ No X  
If answer to foregoing is yes, describe location and size \_\_\_\_\_
3. Size of proposed structure (s) 217 mccabe Ave
4. Percentage of lot occupied by building ~~0.500~~ 34% existing. 58% proposed
5. Height of building \_\_\_\_\_ stories 3 32 feet 10
6. Set back or proposed set back from property line \_\_\_\_\_ 20' front.
7. Set back or proposed set back from rear property line 20' rear
8. Side line or proposed side line setback 5' left 5' right
9. Has there been any previous appeal involving these premises? NO  
If so, state character of appeal and date of disposition \_\_\_\_\_
10. The proposed building or use thereof is contrary to the Zoning Provisions of the Revised Ordinances in the following particulars (State Articles and Sections)

relief from rear yard setback Section 450 Zoning Schedule  
relief from side yard setback Section 450 Zoning Schedule  
relief from building coverage Section 450 Zoning Schedule

11. State reasons why this zoning variance should be granted.  
Both side yards proposed are greater than existing;  
Rear setback consist w/neighborhood and greater than others;  
Front yard setback greater than existing;  
Bldg coverage exacerbated based on small, existing  
narrow lot size.

12. If conditional use is required, detail conformance to requirements of zoning Provisions of the Revised Ordinances.

N/A

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13. This appeal is based on (decision rendered) (order issued) by the Building Official dated \_\_\_\_\_, 20\_\_\_\_, and reading as follows:

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14. Section of Revised Statutes upon which appeal is based.

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**ADDENDUM FOR SITE PLAN APPROVAL**

PRELIMINARY SIT PLAN:

Complete Numbers 1 through 3 only.

1. Have you read all of the site plan requirements? Yes X No \_\_\_\_\_
2. Have you complied with all the requirements? Yes \_\_\_\_\_ No X
3. If not, where does it differ and state reasons why you cannot comply.

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Contours 200' beyond property line

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Submission of Preliminary Plat for Site Plan Approval. A preliminary development proposal requiring site plan review.

Procedure for submission of preliminary plat.

(1) A preliminary plat shall be submitted to the administrative officer at least three weeks prior to the regular meeting of the Planning Board. It shall be submitted in at least twelve (12) copies and shall be accompanied by three copies of the application forms for preliminary approval.

(2) Upon receipt of the necessary material from the applicant, the administrative officer shall forward the copies to the secretary of the Planning Board. The applicant shall be responsible for supplying copies; of the plat to the County Planning Board, New Jersey Commissioner of Transportation and adjacent municipalities for those development applications requiring public notice and County Planning Board review as required in the Municipal Land Use Law.

(3) All hearings held on applications for preliminary site plan approval shall require public notice of the hearing. The board shall set the date, time and place for the public hearing and shall inform the applicant of this at least 20 days prior to said hearing date. Notice of the hearing shall be given by the applicant at least ten (10) days prior to the date of the meeting.

**NOTICE OF APPLICATION (N.J.S.A. 40:55D-12)**

Application requirements; public notice of hearing shall be given for the following:  
A REQUEST FOR SITE PLAN APPROVAL.

**Responsibilities of the applicant:**

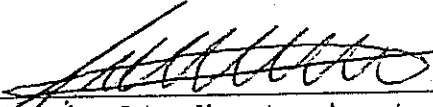
a. Notice of hearing requiring public notice as required above shall be given by the applicant at least ten days prior to the date of the hearing in accordance with N.J.S.A. 40:55D-11 et seq. The ten day requirement is exclusive of the date of publication and date of the hearing.

b. Upon the written request of an applicant and the payment of a fee of ten (\$10.00) dollars, the Borough Clerk shall, within 7 days, make and certify a list from the current tax duplicates of names and addresses of owners within the Borough of Bradley Beach to whom the applicant is required to give notice. The applicant shall be entitled to rely upon the records and maps of documents for which approval is sought to be available for inspection.

Attached hereto and made a part of this application, I submit the following:  
(All of the following papers must be submitted with this application.)

- a. The original Building Application, signed by the Building Official and/or true copy of the Official Order issued by the Building Official and signed by him, where applicable.
- b. Five (5) copies of a map showing all lots within two hundred (200) feet of the property; if buildings exist thereon, the map shall be a certified "Location Map" and clearly indicate such buildings and their approximate locations.
- c. Five (5) copies of Plot Plan and clearly indicate such buildings thereon with all front, side and rear dimensions.
- d. Five (5) copies of the List of Property Owners served, indicating method of service on each, the date of service, together with copies of the Post Office Receipts, if any.
- e. Five (5) copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

File all copies with the Secretary of the Zoning Board of Adjustment when only a variance is sought.

  
\_\_\_\_\_  
Signature of Applicant or Agent

Telephone No. 917-881-8318

Date: April 1 2016