

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

Information on Subject Property:

1. Property address: 517 Monmouth Ave
Block(s) 84 Lot(s) 1 Zone: R-1
2. Does the Applicant own adjoining property? ☐ YES ☒ NO
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 IX Fence, Landscaping and Buffer Regulations
450-44 Fence Regulations. Please note (2) changes.
(1.) Changed fence material to meet code in two places. Along
Pacific where we are requesting variance and the return up
the driveway (2.) Submitted a Survey with fence offsets
included with this application.
4. Justification/Reasons why each variance should be granted [attach forms as necessary]
Newly constructed pool was completed according to code and
approved permit. As our house sits on a corner our side yard
that runs along Pacific Avenue is consider a front yard. We
are asking that a 4foot fence be permitted to be in
accordance with that, which is required for pool fence code.
Asking that the above be granted due to the hardship of (2) front yards.
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: Kathryn McClave
Mailing address: 517 Monmouth Ave, Bradley Beach, NJ 07720
Phone # _____ Fax # _____ Cell # [REDACTED]
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):

8. Name of present owner: _____

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: _____

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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: Charles O'Malley, P.L.S.

Mailing Address: 908 Riverview Drive

Phone # 732-223-3141 Fax # _____ Cell # _____

E-mail address: _____

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

N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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

AFFIDAVIT OF APPLICATION

State of New Jersey :
County of MONMOUTH : ss

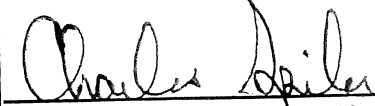
KATHRYN A McCLAVE being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

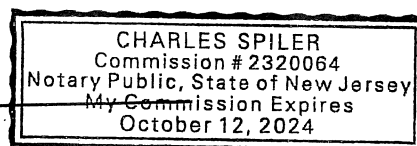

(Original Signature of Applicant to be Notarized)

Kathryn A. McClave
(Print Name of Applicant)

Sworn and subscribed before me this

3rd day of March, 2022


Signature of Notary Public



[NOTARY SEAL]

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:

3/3/2022

Kathryn A. McClave
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:

Kathryn A. McClave
[please print]

Property Address:

517 Monmouth Ave

Block

84

Lot

1

Applicant's Name:

Kathryn A. McClave
[Print Name]

Kathryn A. McClave
[Signature of Applicant]

Owner's Name:

Kathryn A. McClave
[Print Name]

Kathryn A. McClave
[Signature of Owner]

Date:

3/3/2022

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, Kathryn A. McClave, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

517 Monmouth Ave, Bradley Beach NJ 07720 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

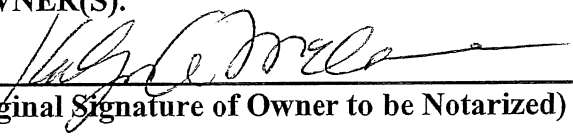
SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 84 LOT(S) 1

ALSO KNOWN AS 517 Monmouth Ave
(Insert physical address of the subject property)

I/WE AUTHORIZE Kathryn A. McClave
(Insert name of Owner(s)' representative appearing before the Board)

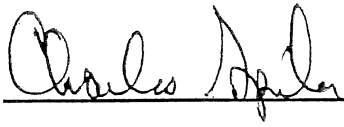
TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY
LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY
DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL
BE BINDING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

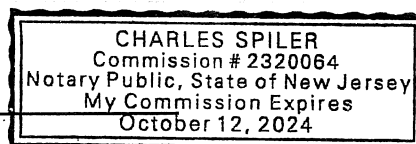

(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

STATE OF: New Jersey County of: Monmouth
Sworn and subscribed before me this

3rd day of March, 2022


Signature of Notary Public



[NOTARY SEAL]