

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

**Information on Subject Property:**

1. Property address: 905 Central Avenue

Block(s) 23 Lot(s) 14 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: N/A.

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

~~① Minimum Front Yard Setback: Required 15'; Proposed 17ft.~~

② MAXIMUM Building Coverage: Required 35%; Proposed 40.5%.

③ max impervious Coverage: Required 60%; Proposed 67.6%.

④ max Building Height: Required 30ft/2 stories; Proposed 32.75 ft/2 1/2 stories.

⑤ OFF STREET parking: Required 2 spaces; Proposed 1 space

⑥ Driveway Length: Required 20ft; Proposed 1 space.

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

Hardship arising out of narrowness of the property. Purpose of  
Zoning Ordinance would be advanced by deviation from  
Requirements. Benefits outweigh any detriment to the public good.

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: JAMES & Jennifer Morrison

Mailing address: 905 Central 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):

OWNER

8. Name of present owner: JAMES & Jennifer Morrison

Mailing address: 905 Central Avenue, Bradley Beach, N.J.

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

E-mail address: [REDACTED]

9. Contact Person: SAME AS No 8.

Mailing address: [REDACTED]

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): Michael J Wenning, Esq.

Mailing Address: P.O. Box 188, Bradley Beach, N.J.

Phone # 732-774-1212 Fax # 732-774-6183 Cell # [REDACTED]

E-mail address: MWENNING@KWWLAWFIRM.COM

✓ 11. Name of applicant's Engineer (if applicable): LANDMARK Surveying & Engineering, INC.

Mailing Address: 813 MAIN ST, Avon-By-the-Sea, N.J. 07717

Phone # 732-775-8558 Fax # 732-775-7848 Cell # [REDACTED]

E-mail address: ~~AWENNING~~ LANDMARKSE@optimum.net.

12. Name of applicant's Planner (if applicable): [REDACTED]

Mailing Address: [REDACTED]

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

E-mail address: [REDACTED]

✓ 13. Name of applicant's Surveyor: LANDMARK Surveying & Engineering, INC

Mailing Address: 813 MAIN ST, Avon-By-the-Sea, N.J. 07717

Phone # 732-775-8558 Fax # 732-775-7848 Cell # [REDACTED]

E-mail address: LANDMARKSE@optimum.net.

14. Name of applicant's Architect (if applicable): MOSS ARCHITECTURE, LLC.

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

Phone # 732-567-8311 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)

<b><u>PRINCIPAL USE:</u></b>	<b><u>Required and/or Permitted</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Minimum lot area	5,000 sq ft	2500 sq ft	2500 sq ft.
Minimum lot width	50 ft	25 ft	25 ft.
Minimum lot depth	100 ft	100 ft	100 ft.
Minimum lot frontage	50 ft	25 ft.	25 ft.
Minimum front yard setback	15 ft	3.75 ft	17 ft.
Minimum rear yard setback	25'	51 ft.	25 ft.
Minimum side yard setback / 10% / 20%	2.5 ft / 5.0 ft.	1.09 ft / 9 ft	2.5 ft / 5.0 ft.
Maximum percent building coverage	35%	52.2%	40.5%
Maximum percent lot coverage	60%	69.2%	67.6%
Maximum number of stories	2 stories	2 stories	2 1/2 stories.
Maximum building height (in feet)	30 ft.	25 ft.	32.75 ft.
Square footage of principal structure	875 sq ft	1227 sq ft.	1690 sq ft.
Off-street parking spaces	2	0	1
Prevailing Setback of adjacent buildings within the block/within 200 ft.		12.7'	17'
<b><u>ACCESSORY USE/STRUCTURE:</u></b> N/A.	<b><u>Required and/or Permitted</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
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		
Proposed use or uses on the lot:	Single Family		
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: N/A

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 :

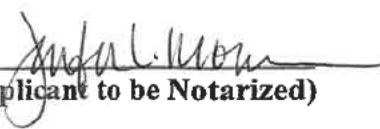
: ss

County of Monmouth :

JAMES MORRISON and Jennifer Morrison 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)



James C. Morrison

(Print Name of Applicant)

Jennifer L. Morrison

Sworn and subscribed before me this

6 day of April, 20 22

[NOTARY SEAL]



Signature of Notary Public

Michael J. WENNING, Esq., Attorney at Law, N.J.

## 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: April 6, 2022

  
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: JAMES & Jennifer Morrison  
[please print]

Property Address: 950 Central Avenue Block 23 Lot 14

Applicant's Name: James C. Morrison Jennifer L. Morrison  
[Print Name]

   
[Signature of Applicant] owner

Owner's Name: James C. Morrison Jennifer L. Morrison  
[Print Name]

   
[Signature of Owner] applicant

Date: 4/4/22