

LAND USE BOARD
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)

Information on Subject Property:

1. Property address: 121 Newark Avenue, Bradley Beach, NJ 07720

Block(s) 14 Lot(s) 9 Zone: R-B

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):

Bulk Requirements pursuant to 450:28(D) as referenced in 450:26(D).

20' width existing where 50' width required; 50' depth existing where 100' depth required; 1,000 sq. foot lot existing where 5,000 square feet required; 2 1/2 story proposed where 2 story permitted based on lot size and dimensions; 8.59' front yard setback existing and proposed where 13.09' average front yard setback in block; 2.6' front yard setback to porch where 7.98' average setback in block; 2.6' front yard setback to uncovered 2nd floor porch where 7.98' average setback in block; 9.59' 3rd floor balcony front yard setback proposed where 13.09' is average setback to dwelling in block; minimum side yard setback of 3' each proposed where 2' and 4' required; 6.75' rear yard setback proposed where 4.87' exists where 10' minimum required; 56.9% Max Building coverage*

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

Applicant suffers hardship due to the existing lot dimensions, with no prospect of increasing the lot size or lot dimensions by acquiring any property because all adjoining lots are already developed. While several variances are requested, the Applicant's proposal mitigates several existing non-conformities, though the lot size and dimensions prevents many of the variances from being completely eliminated. The request for the height in stories variance is requested because the lot dimensions leave little room to use the exterior property on this site.

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: Paul Alonzo

Mailing address: 19 1/2 Belle Place, Neptune City, NJ 07753

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

E-mail address: [REDACTED]

*with 57.6% existing and 35% maximum permitted; 63.9% maximum impervious coverage proposed with 78.3% existing and 60% permitted; 0 parking spaces proposed and existing where 2 required.

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: Same as Applicant

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): 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 x107 Fax # 732-774-6989 Cell # 732-513-8257

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: _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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

Mailing Address: 429 Monmouth Road, 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)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000 sq.'	1,000 sq.'	1,000 sq.'
Minimum lot width	50'	20'	20'
Minimum lot depth	100'	50'	50'
Minimum lot frontage	50'	20'	20'
Minimum front yard setback	13.09 Average	8.59'	8.59'
Minimum rear yard setback	10' minimum	4.87'	6.75'
Minimum side yard setback	2' & 4'	2.7' & 3.25'	3' & 3'
Maximum percent building coverage	35%	57.6%	56.9%
Maximum percent lot coverage	60^%	78.3%	63.9%
Maximum number of stories	2	1	2 1/2
Maximum building height (in feet)	30'	15'	29.83'
Square footage of principal structure			
Off-street parking spaces	2	0	0
Prevailing Setback of adjacent buildings within the block/within 200 ft.		13.09 average	8.59'
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
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 dwelling			
Proposed use or uses on the lot: single family 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 existing; 1 proposed

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/Zoning Board/Land Use Board 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.
Lot dimensions and proposal requires variances, so application is made to the Board based on existing plans.

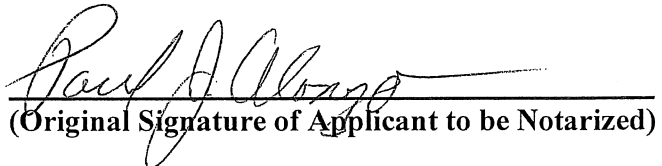
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☐ YES ☒ NO To be provided

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 :
County of Monmouth : ss

Paul Alonzo 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)

Paul Alonzo
(Print Name of Applicant)

Sworn and subscribed before me this

1st day of November, 2022

[NOTARY SEAL]


Signature of Notary Public Jeffrey P. Beekman, Esq.
An Attorney at Law
State of NJ

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 LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Paul Alonzo, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

19 1/2 Belle Place, Neptune City, NJ 07753 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

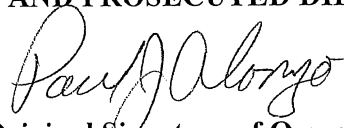
SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 14 LOT(S) 9

ALSO KNOWN AS 121 Newark Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Paul Alonzo, Michael J. Moss and Jeffrey P. Beekman, Esq.
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE LAND USE BOARD 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 LAND USE
BOARD 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)
Paul Alonzo

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

1st day of November, 2022

[NOTARY SEAL]


Signature of Notary Public Jeffrey P. Beekman, Esq.
An Attorney at Law
State of NJ

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, 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: 11/1/22

Paul J. Alonzo
Paul Alonzo

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: Paul Alonzo

[please print]

Property Address: 121 Newark Avenue, Bradley Beach, NJ 07720 Block 14 Lot 9

Applicant's Name: Paul Alonzo
[Print Name]

Paul J. Alonzo
[Signature of Applicant]

Owner's Name: Paul Alonzo
[Print Name]

Paul J. Alonzo
[Signature of Owner]

Date: 11/1/, 2022