

Information on Subject Property:

- Other than that, there are no other changes to the site other than the fact that the easement has been obtained from the neighboring property to allow a more functional driveway use. Therefore, in light of the fact that the garage apartment is a permitted use in the zone, and the applicant is only looking to have an additional bedroom without a garage apartment and

can only accomplish same by obtaining the variances requested because of the current structures lawfully existing on the lot, applicant believes it does have a practical difficulty and hardship that justifies the variances which will have no substantial detrimental impact on the surrounding properties as nearly the same situations proposed by applicant exist on all the contiguous properties.

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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: Ann Marie Kuder

Mailing address: 7 Long Valley Drive, Nanuet, NY 10954

Phone # [REDACTED] Fax # [REDACTED] 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):

N/A

8. Name of present owner: Ann Marie Kuder

Mailing address: 7 Long Valley Drive, Nanuet, NY 10954

Phone # [REDACTED] Fax # Cell #

E-mail address: [REDACTED]

9. Contact Person: Thomas J. Hirsch, Esq.

Mailing address: 3350 Rt., 138, Bldg. 1, Suite 214, Wall, NJ 07719

Phone #732-280-2100 Fax #732-280-2104 Cell # [REDACTED]

E-mail address: thomasjhirsch@aol.com

Applicant's Professionals' Information:

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

Mailing Address: 3350 Rt., 138, Bldg. 1, Suite 214, Wall, NJ 07719

Phone #732-280-2100 Fax # 732-280-2104 Cell # [REDACTED]

E-mail address: thomasjhirsch@aol.com

11. Name of applicant's Engineer (if applicable): Chet Surmonte

Mailing Address: 301 Main Street, Allenhurst, NJ 07711

Phone # 732-660-0606 Fax # 732-660-0404 Cell #

E-mail address: ct.surmonte@comcast.net

12. Name of applicant's Planner (if applicable): Justin e. Auciello, AICP, PP

Mailing Address: Cofone Consulting Group, 125 Half Mile Road, Ste. 200, Red Bank, NJ 07701

Phone # 732-933-2715 Fax # Cell # [REDACTED]

E-mail address: auciello@cofoneconsulting.com

13. Name of applicant's Surveyor: Chet Surmonte

Mailing Address: Same as above

Phone # Fax # Cell #

E-mail address:

14. Name of applicant's Architect (if applicable): Edward S. Gorleski, AIA, NCARB _____

Mailing Address: 128 Bartlett Ave., Suite #7, West Creek, NJ 08092 _____

Phone # 609-879-3005 _____ Fax # _____ Cell # _____

E-mail address: ed@cmgworkshop.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	5000 SF	3750 SF	3750 SF
Minimum lot width	50.0	25.0	25.0
Minimum lot depth	100.0	150.0	150.0
Minimum lot frontage	50.0	50.0	50.0
Minimum front yard setback	25.0	24.0	24.0
Minimum rear yard setback	25.0	62.2	62.2
Minimum side yard setback	5/10	1.6/7.1	1.6/7.1
Maximum percent building coverage	35%	41.8%	41.8%
Maximum percent lot coverage	60%	77%	77%
Maximum number of stories	2.5	2.5	2.5
Maximum building height (in feet)	N/A	No Change	No Change
Square footage of principal structure	N/A		
Off-street parking spaces	3	3	3
Prevailing Setback of adjacent buildings within the block/within 200 ft.		N/A	
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	N/A		
Minimum rear yard setback	5.0'	2.0'	2.0'
Minimum side yard setback	5.0'	2.3'	2.3'
Minimum combined side yard setback	N/A	6.3'	6.3'
Maximum percent building coverage	35%	41.8%	41.8%
Maximum percent lot coverage	60%	77.0%	77.0%
Maximum number of stories	2	1	2
Maximum building height (in feet)	25'	12.5'	16' 10"
Square footage of accessory structure	1400 SF	360 SF	684 SF
Distance between principal & accessory structure		41'	41'
Existing use or uses on the lot: Single family home and detached garage			
Proposed use or uses on the lot: Single family home and add second story to garage for an accessory bedroom and bathroom			
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/Zoning Board/Land Use Board involving these premises? Yes ☒ No ☐ Unknown ☐

If so, when: _____

Result of decision: No Decision (attach copy of prior Resolution) N/A

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

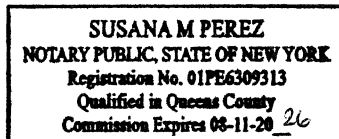
22. Are any easements or special covenants by deed involved with this application?

☐ YES (If yes, attach copy) ☒ NO

AFFIDAVIT OF APPLICATION

State of New York :
County of New York : ss

Ann Marie Kuder being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.



[Signature]
(Original Signature of Applicant to be Notarized)

Ann Marie Kuder
(Print Name of Applicant)

Sworn and subscribed before me this

(Notary Seal)

12th day of January, 20 23

Susan M Perez
Signature of Notary Public

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:

1/12/23



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: Ann Marie Kuder

[please print]

Property Address: 309 1/2 McCabe Avenue Block 36 Lot 7

Applicant's Name: Ann Marie Kuder

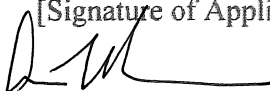
[Print Name]



[Signature of Applicant]

Owner's Name: Same

[Print Name]



[Signature of Owner]

Date:

1/12/23