

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

Information on Subject Property:

1. Property address: 302 2ND Avenue

Block(s) 68 Lot(s) 9 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: _____

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

1.) § 450-26 B : Use/structure Variance to build BAR/Lounge/Bathroom
in accessory structure.

2.) § 450-13 F: Covered patio at garage

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

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: Abby JORDAN

Mailing address: 607 Newark Ave, BRADLEY Beach N.J.

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: Abby Jordan

Mailing address: 607 Newark Ave, BRADLEY Beach.

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: owner

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): Michael J. Wenning

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

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

E-mail address: _____

11. Name of applicant's Engineer (if applicable): CREST Engineering Associates, INC.

Mailing Address: 12 Robbins Pkwy, Toms River, N.J.

Phone # 732-244 0888 Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): Cofone Consulting Group, LLC

Mailing Address: 125 HALF MILE ROAD, Suite 200, Red Bank, NJ 07701

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

E-mail address: ccofone@cofoneconsulting.com

13. Name of applicant's Surveyor: _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): FOKARSKI + MILLERMAN

Mailing Address: 1729 Route 35, WALL, N.J. 07719

Phone # 732-262-0046 Fax # 732-262-0045 Cell # _____

E-mail address: info@TM-architects.com

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/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.

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

Abby JORDAN 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)

Abby JORDAN
(Print Name of Applicant)

Sworn and subscribed before me this

31 day of January, 20 23

[NOTARY SEAL]


Signature of Notary Public

Michael J. Wenning, Esq. Attorney at Law 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: Jan 19, 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.

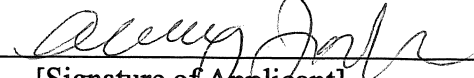
Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending 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: Abby Jordan
[please print]

Property Address: 302 2nd Ave, Bradley Beach Block 68 Lot 9

Applicant's Name: Abby Jordan 
[Print Name] [Signature of Applicant]

Owner's Name: Abby Jordan 
[Print Name] [Signature of Owner]

Date: January 31, 2023