

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

Information on Subject Property:

1. Property address: 506 Ocean Park Avenue

Block(s) 21 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: _____

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

Existing Conditions - 450-26(D)(1)(a) - Lot area 3,333 sq.' existing & to remain where 5,000 sq.' required; 450-26(D)(1)(b) - Min. Lot width 33.33' existing & to remain where 50' required; Min. side yard accessory garage-1.3' existing and to remain where 5' required; 40:26(D)(1)(l) - Min. rear yard accessory garage - 2.0' existing and to remain where 5' required (garage is to be repaired and refinished).

Proposed Variances: 450(D)(1)(h) - Max. Building Coverage 40.7% proposed where 35% permitted; 450(D)(1)(i) - Max. impervious coverage 65.2% proposed where 60% permitted; 450(D)(1)(m) - Min. distance between principal structure & accessory structure 16.5' proposed where 20' required.

Applicant requests any and all other variances and/or waivers as may be determined by the Land Use Board.

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

Applicant requests a hardship and flexible "c" variance pursuant to NJSA 40:55D-70(c) caused by the existing lot size limitations and location of the existing principal and accessor structures on the applicant's property.

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: Gregory J. Smith and Bella C. Smith

Mailing address: 506 Ocean Park Avenue, Bradley Beach, NJ 07720

Phone # [REDACTED] 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):

N/A

8. Name of present owner: Same as Applicant

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: 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 # [REDACTED]

E-mail address: Jeffrey.Beekman@Beekmanlaw.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): Jeffrey P. Beekman, Esq.

Mailing Address: The Beekman Law Firm, LLC, 47 Main Ave., PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-6989 Cell # [REDACTED]

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): TBD

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Charles Surmonte, P.E. & P.L.S.

Mailing Address: 301 Main Street, 2nd Floor, Allenhurst, NJ 07711

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

E-mail address: ct.surmonte@comast.net; surmontepels@gmail.com

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

Mailing Address: 429 Monmouth Avenue, Bradley Beach, New Jersey 07720

Phone # 732-567-8311 Fax # _____ Cell # 

E-mail address: mjmossarch@gmail.com

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

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 (3,333 existing)	3,333 existing	3,333 sq.'
Minimum lot width	50' (33.33' existing)	33.33' existing	33.33'
Minimum lot depth	100'	100'	100'
Minimum lot frontage			
Minimum front yard setback	15.9' Average)	20.4'	20.4'
Minimum rear yard setback	25'	52.8'	36.8'
Minimum side yard setback	3.33'/6.66'	2.1'/8.6'	4.2/8.0'
Maximum percent building coverage	35%	31.9%	40.7%
Maximum percent lot coverage	60%	52.8%	65.2%
Maximum number of stories	2	2	2
Maximum building height (in feet)	30'	22'	25.25'
Square footage of principal structure		792 sq.'	1,035 sq.'
Off-street parking spaces	2	2-3	3
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback			
Minimum rear yard setback	5.0	2.0	2.0 (Existing)
Minimum side yard setback	5.0	1.3	1.3 (Existing)
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories	1	1	1
Maximum building height (in feet)	15'	<15'	<15'
Square footage of accessory structure	600 sq.;	324 sq'	324 sq'
Distance between principal & accessory structure	20'	32.5'	16.5'
Existing use or uses on the lot: Single Family Dwelling w/ detached accessory garage			
Proposed use or uses on the lot: Single Family Dwelling w/ detached accessory garage			
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

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.

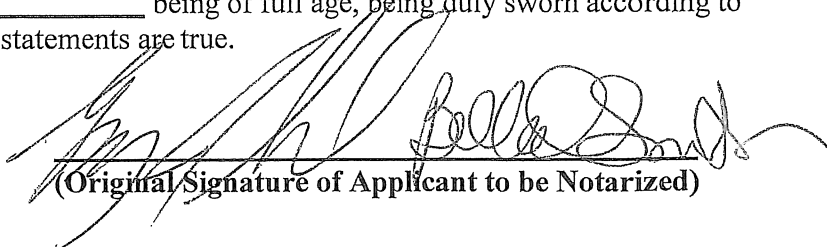
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☒ YES ☐ NO

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

Gregory J. Smith and Bella C. Smith 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)

Gregory J. Smith and Bella C. Smith
(Print Name of Applicant)

Sworn and subscribed before me this

14th day of February, 2023

[NOTARY SEAL]


Signature of Notary Public
Jeffrey P. Beekman, Esq.
Attorney at Law of the State of New Jersey

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, Gregory J. Smith and Bella C. Smith, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

506 Ocean Park Avenue, 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) 21 LOT(S) 14

ALSO KNOWN AS 506 Ocean Park Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Gregory J. Smith and/or Bella C. Smith
(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)

Gregory J. Smith


(Original Signature of Owner to be Notarized)

Bella C. Smith

Sworn and subscribed before me this

14th day of February, 2023

[NOTARY SEAL]



Signature of Notary Public

Jeffrey P. Beekman, Esq.
Attorney at Law of the State of New Jersey

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: February 14, 2023


Signature of Property Owner
Gregory J. Smith and Bella C. Smith

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.

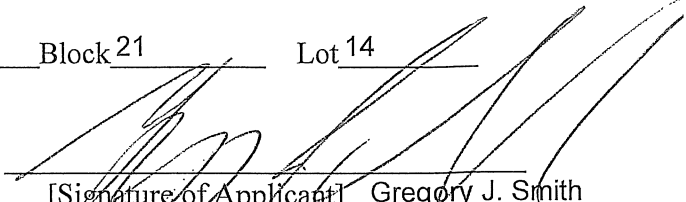
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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.

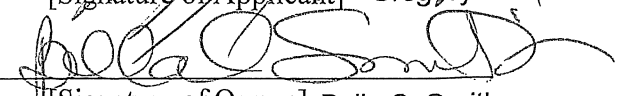
Name of Applicant: Gregory J. Smith and Bella C. Smith
[please print]

Property Address: 506 Ocean Park Avenue
Bradley Beach, NJ 07720 Block 21 Lot 14

Applicant's Name: Gregory J. Smith and Bella C. Smith
[Print Name]


[Signature of Applicant] Gregory J. Smith

Owner's Name: Gregory J. Smith and Bella C. Smith
[Print Name]


[Signature of Owner] Bella C. Smith

Date: February 14, 2023

Owners and Applicant