

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

**Information on Subject Property:**

1. Property address: 107 MADISON AVE  
Block(s) 73 Lot(s) 7.02 Zone: R1L
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):

450-4 (2) BULK VARIANCES NEEDED FOR EXISTING NON  
CONFORMITIES

FRONT SETBACK 15 ft required, 14.3 existing and proposed

SIDEYARD SETBACK 5 ft required, 3.3 existing and proposed

\* PLUS ANY AND ALL VARIANCES THAT MAY BE NEEDED \*

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

Current 2nd floor 1/2 story is very small with  
low ceilings due to roofline, would like to expand  
space with a full 2nd story and 3rd floor 1/2  
story to accomodate my family.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

NIA

**Contact Information:**

6. Name of applicant: DONALD REESE  
Mailing address: 107 MADISON AVE, BRADLEY BEACH, NJ 07720  
Phone # \_\_\_\_\_ 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):

8. Name of present owner: DONALD REESE

Mailing address: 107 MADISON AVE, BRADLEY BEACH, NJ 07720

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

9. Contact Person: SAME

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): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

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: MORGAN ENGINEERING

Mailing Address: P.O. Box 5232, TOMS RIVER, NJ 08754

Phone # 732-569-6683 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: bonnie.daks@morganengineeringllc.com

14. Name of applicant's Architect (if applicable): PASSMAN-ERCOLINO ARCHITECTS, PC

Mailing Address: 1320 ALLAIRE AVE, OCEAN, NJ 07712

Phone # 732-531-8709 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: pearchitects@aol.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 sq ft	5128 sq ft	5128 sq ft
Minimum lot width	50 ft	65 ft	65 ft
Minimum lot depth	100 ft	78.9 ft avg	78.9 ft avg
Minimum lot frontage	15 ft	14.3 ft	14.3 ft
Minimum front yard setback	15 ft	14.3 ft	14.3 ft
Minimum rear yard setback	25 ft	37.9 ft	35.9 ft
Minimum side yard setback	5 ft and 10 ft	3.3 ft and 21.3 ft	3.3 ft and 21.3 ft
Maximum percent building coverage	35%	20.3%	21.8%
Maximum percent lot coverage	60%	46.5%	48.2%
Maximum number of stories	2.5	1.5	2.5
Maximum building height (in feet)	35 ft	26.6 ft	34.6
Square footage of principal structure	1794 sq ft	1039 sq ft	1119 sq ft
Off-street parking spaces	2	2	2
Prevailing Setback of adjacent buildings within the block/within 200 ft.		15	15
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	N/A		
Minimum rear yard setback	5 ft	5.7 ft	5.7 ft
Minimum side yard setback	5 ft	8.1 ft	8.1 ft
Minimum combined side yard setback	5 ft	8.1 ft	8.1 ft
Maximum percent building coverage	9.9%	9.9%	9.9%
Maximum percent lot coverage	9.9%	9.9%	9.9%
Maximum number of stories	0 Pool	0 Pool	0 Pool
Maximum building height (in feet)	0 Pool	0 Pool	0 Pool
Square footage of accessory structure	512 Pool	512 Pool	512 Pool
Distance between principal & accessory structure	15 ft	19.8 ft	19.8 ft
Existing use or uses on the lot:	RESIDENTIAL		
Proposed use or uses on the lot:	RESIDENTIAL		
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 :  
: SS  
County of MONMOUTH :

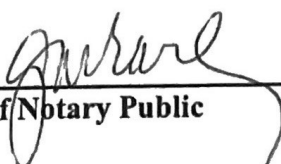
DONALD REESE being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

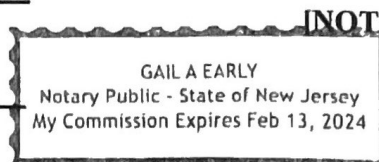
  
(Original Signature of Applicant to be Notarized)

DONALD REESE  
(Print Name of Applicant)

Sworn and subscribed before me this

24 day of February, 2023

  
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: 2/21/23



*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: DONALD REESE  
[please print]

Property Address: 107 MANISON AVE Block 73 Lot 7.02

Applicant's Name: DONALD REESE  
[Print Name]

  
[Signature of Applicant]

Owner's Name: DONALD REESE  
[Print Name]

  
[Signature of Owner]

Date: 2/21/23