

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

**Information on Subject Property:**

1. Property address: 100 Ocean Park Avenue, Bradley Beach, NJ 07720

Block(s) 25 Lot(s) 14 & 15 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):

Minimum Lot Area (4,014 sq. existing and proposed where 5,000 required; Minimum Lot Width (30.0' existing and proposed where 50' required; Front Yard Setback to Dwelling (14.24' existing and proposed where 17.79' is prevailing average); Front Yard Setback to Porch (6.24' existing and proposed where 8.4' is prevailing average); Minimum Side Yard Setback (2.5' proposed where 2.94 existing and 10.0' is required); Height Variance 28.33' & 2.5 stories proposed where 30' and 2 stories permitted for lots less than 40' wide); Curb Cut Width (22' proposed where 12' permitted); Driveway Length (14' proposed where 20' required). Any and all other variances or waivers required by the Borough Of Bradley Beach Land Use Board.

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

The existing and proposed conditions are proposed to be located on the property based upon existing lot constraints for a narrow and slightly irregular lot that contains an existing dwelling that is proposed to remain on the property but will be relocated to account for off-street parking to be accommodated on the plot. The proposed variances are justified as both C(1) and C(2) variances.

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: Regina Marie Reynolds Living Trust and James Michael Palmerin Living Trust

Mailing address: 100 Ocean Park Avenue, Bradley Beach, NJ 07720

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):

Applicant is the Owner

8. Name of present owner: Applicant is the Owner

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, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-8262 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: 47 Main Avenue, 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: Paul K. Lynch, PLS

Mailing Address: PO Box 1453, Wall NJ 07719

Phone # 732-681-4035 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: pklynchls@gmail.com

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

Mailing Address: 429 Monmouth Avenue, 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): 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)

<b>PRINCIPAL USE:</b> 2-family dwelling	<b>Required and/or Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum lot area	5,000 sq.'	4,014 sq.'	4,014 sq.' (N/C)
Minimum lot width	50'	30'	30' (N/C)
Minimum lot depth	100'	125'	125'
Minimum lot frontage			
Minimum front yard setback	17.79' Prevailing	14.24'	14.24' (N/C)
Minimum rear yard setback	25'	57.77'	37.25'
Minimum side yard setback	5' / 10'	10.52/2.92'	6/0/2.5' (Variance)
Maximum percent building coverage	35%	25.1%	34.9%
Maximum percent lot coverage	60%	37.3%	54.6%
Maximum number of stories	2 (Lot width less than 40')	2	2.5 (Variance)
Maximum building height (in feet)	30' (Lot width less than 40')	28.33'	29.75'
Square footage of principal structure			
Off-street parking spaces	4	4	4
Prevailing Setback of adjacent buildings within the block/within 200 ft.		17.79' dwellings/8.4' porches	
<b>ACCESSORY USE/STRUCTURE:</b> N/A	<b>Required and/or Permitted</b>	<b>Existing</b>	<b>Proposed</b>
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: 2-Family dwelling			
Proposed use or uses on the lot: 2-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: 2 existing and 2 to remain

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 Taxes to be kept current

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

Regina Marie Reynolds, Trustee & James Michael Palmerin, Trustee 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)

Regina Marie Reynolds Living Trust &  
James Michael Palmerin Living Trust  
(Print Name of Applicant)

Sworn and subscribed before me this

13th day of March, 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.

Regina Marie Reynolds Living Trust &  
I/WE, James Michael Palmerin Living Trust, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

100 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) 25 LOT(S) 14 & 15

ALSO KNOWN AS 100 Ocean Park Avenue, Bradley Beach, NJ 07720  
(Insert physical address of the subject property)

I/WE AUTHORIZE Regina Marie Reynolds, Trustee & James Michael Palmerin, Trustee  
(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)

Regina Marie Reynolds, Trustee, Regina Marie Reynolds Living Trust

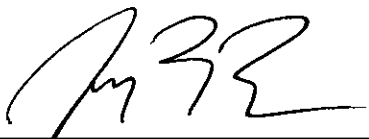
  
(Original Signature of Owner to be Notarized)

James Michael Palmerin, Trustee, James Michael Palmerin Trust

Sworn and subscribed before me this

13th day of March, 2023

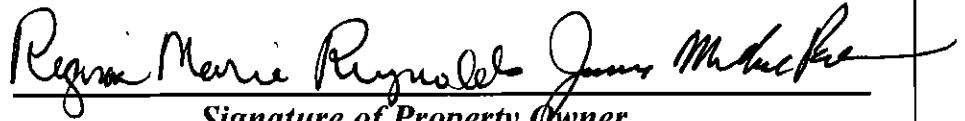
[NOTARY SEAL]

  
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: March 13, 2023



*Signature of Property Owner*

Regina Marie Reynolds, Trustee & James Michael Palmerin, Trustee

## 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.

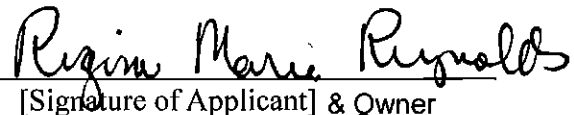
By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

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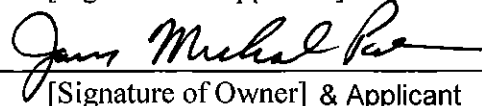
Name of Applicant: Regina Marie Reynolds Living Trust & James Michael Palmerin Living Trust  
[please print]

Property Address: 100 Ocean Park Avenue, Bradley Beach, NJ 07720 Block 25 Lot 14 & 15

Owner & Applicant's Name: Regina Marie Reynolds, Trustee, Regina Marie Reynolds Living Trust  
[Print Name]

  
[Signature of Applicant] & Owner

Applicant & Owner's Name: James Michael Palmerin, Trustee, James Michael Palmerin Trust  
[Print Name]

  
[Signature of Owner] & Applicant

Date: March 13, 2023