

6. Name of applicant: Neil Wasser & Susan Wasser

Mailing address: 400 Ocean Park Avenue, Bradley Beach, NJ 07720

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: Neil Wasser & Susan Wasser

Mailing address: Same as Applicant

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: Same as Applicant, above

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): Jeffrey P. Beekman, Esq.

Mailing Address: 47 Main Avenue, Ocean Grove, NJ 07756

Phone # 732-774-8262 x107 Fax # 732-774-6989 Cell #

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

11. Name of applicant's Engineer (if applicable): N/A

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: Ensurlan, Inc. (existing survey); Paul K. Lynch, PLS (Lot Average)

Mailing Address: Paul K. Lynch, PLS, PO Box 1453, Wall, NJ 07719

Phone # 732-681-4035 Fax # _____ Cell # _____

E-mail address: pklynchs@gmail.com

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

Mailing Address: 429 Monmouth Road, Bradley Beach, NJ 07720

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

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)

<i>PRINCIPAL USE:</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5,000	3,500	3,500
<i>Minimum lot width</i>	50'	50'	50'
<i>Minimum lot depth</i>	100'	70'	70'
<i>Minimum lot frontage</i>	50'	50'	50'
<i>Minimum front yard setback</i>	19.6' avg Ocean Ave	17.2'	17.2'
<i>Minimum rear yard setback</i>	17.5'	16.2'	14.5'
<i>Minimum side yard setback</i>	5.0'	13.9'	3.8'
<i>Maximum percent building coverage</i>	35%	31.9	36.6%
<i>Maximum percent lot coverage</i>	60%	52.8%	54.1%
<i>Maximum number of stories</i>	2	1 1/2	2 1/2
<i>Maximum building height (in feet)</i>	30'	22'	29.83'
<i>Square footage of principal structure</i>			
<i>Off-street parking spaces</i>	2	2	3
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>		19.6 dwelling/11.2 porch	
<i>ACCESSORY USE/STRUCTURE:</i>	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>			
<i>Minimum rear yard setback</i>			
<i>Minimum side yard setback</i>			
<i>Minimum combined side yard setback</i>			
<i>Maximum percent building coverage</i>			
<i>Maximum percent lot coverage</i>			
<i>Maximum number of stories</i>			
<i>Maximum building height (in feet)</i>			
<i>Square footage of accessory structure</i>			
<i>Distance between principal & accessory structure</i>			
<i>Existing use or uses on the lot:</i> Single Family Dwelling			
<i>Proposed use or uses on the lot:</i> Single Family Dwelling			
<i>Is the property located in a special flood hazard area?</i> 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 existing; 1 proposed

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

Neil Wasser & Susan Wasser _____ being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

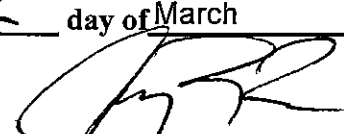
 
(Original Signature of Applicant to be Notarized)

Neil Wasser & Susan Wasser _____
(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.

I/WE, Neil Wasser & Susan Wasser, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

400 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) 22 LOT(S) 12

ALSO KNOWN AS 400 Ocean Park Avenue, Bradley Beach, NJ 07720.
(Insert physical address of the subject property)

I/WE AUTHORIZE Neil Wasser & Susan Wasser
(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)

Neil Wasser



(Original Signature of Owner to be Notarized)

Susan Wasser

Sworn and subscribed before me this

13th day of March, 2023

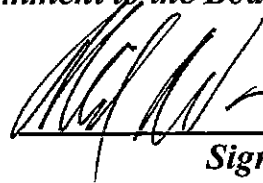

[NOTARY SEAL]


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

Neil Wasser & Susan Wasser

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: Neil Wasser & Susan Wasser

[please print]

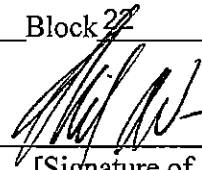
Property Address: 400 Ocean Park Avenue,
Bradley Beach, NJ 07720

Block 27

Lot 12

Applicant's Name: Neil Wasser

[Print Name]



[Signature of Applicant] & Owner

Owner's Name: Susan Wasser

[Print Name]



[Signature of Owner] & Applicant

Date: March 13, 2023