

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

**Information on Subject Property:**

1. Property address: 28 Main Street, Bradley Beach, New Jersey 07720  
Block(s) 83 Lot(s) 13 Zone: O-P Office Professional
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):  
Use Variance for Change of Use from Non-conforming Place of Worship to Single Family Residential Dwelling;  
Rear Yard Setback - 8.0' existing and proposed where 10' required for OP Zone and 25' required for R-1 Zone  
Driveway setback in OP Zone - 30' required whereas 13' proposed  
Any and all other variances or waivers as may be required in connection with this application, including but not limited to rear, side, combined side, or front yard setbacks to dwelling and/or to porch, and any height dimensional variances.
4. Justification/Reasons why each variance should be granted [attach forms as necessary]  
The property presently contains a Place of Worship, which is a non-conforming use in the OP Zone, and Applicant is proposing a less intensive use as a single family dwelling. The property has been for sale for many months without a sale, while the surrounding neighborhood has a mix of uses including residential dwellings in the OP Zone, wherein an adaptive reuse of the existing dwelling to be converted to a single family residence is a better zoning alternative for the lot, which has not had much traction for any use changes to a permitted use in the zone and at the property location.  
\_\_\_\_\_  
\_\_\_\_\_
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: David Sacchi and Tina Sacchi  
Mailing address: 507 1/2 Lareine Avenue, Bradley Beach, New Jersey 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):

Contract Purchaser

8. Name of present owner: The Bradley Beach Congregation of Jehovah's Witnesses of New Jersey

Mailing address: 28 Main Street, Bradley Beach, New Jersey 07720

Phone # 908.400.5610 Fax # 732.282.9089 Cell # [REDACTED]

E-mail address: GARDOLINO@JWROOMING.ORG

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 # 732-774-6989 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., The Beekman Law Firm, LLC

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): Joseph Kosciuba, PE, KBA Engineering Services LLC

Mailing Address: 2517 Route 35, Building E, Suite 203, Manasquan, New Jersey 08736

Phone # 732-722-8555 Fax # 732-722-8557 Cell #                     

E-mail address: Plans@KBAengineers.com

12. Name of applicant's Planner (if applicable): Joseph Kosciuba, PE, KBA Engineering Services LLC

Mailing Address: 2517 Route 35, Building E, Suite 203, Manasquan, New Jersey 08736

Phone # 732-722-8555 Fax # 732-722-8557 Cell #                     

E-mail address: Plans@KBAengineers.com

13. Name of applicant's Surveyor: Joseph Kosciuba, PE, KBA Engineering Services LLC

Mailing Address: 2517 Route 35, Building E, Suite 203, Manasquan, New Jersey 08736

Phone # 732-722-8555 Fax # 732-722-8557 Cell #                     

E-mail address: Plans@KBAengineers.com

14. Name of applicant's Architect (if applicable): c.wall architecture

Mailing Address: 57 Main Street, #4, Bradley Beach, New Jersey 07720

Phone # 848-308-2378 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: OFFICE@cwallarchitecture.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>	<b><i>Required and/or Permitted</i></b>	<b><i>Existing</i></b>	<b><i>Proposed</i></b>
<i>Minimum lot area</i>	5,000 sq.'	8,176.3 sq.'	8,176.3 sq.'
<i>Minimum lot width</i>	50'	50.44'	50.44'
<i>Minimum lot depth</i>	100'	163.52'	163.52'
<i>Minimum lot frontage</i>	50'	50.44'	50.44'
<i>Minimum front yard setback</i>	NONE	60.9'	60.9'
<i>Minimum rear yard setback</i>	10' OP / 25' R-1	8.0'	8.0'
<i>Minimum side yard setback</i>	NONE	3.8' & 5.6'	3.8' & 5.6'
<i>Maximum percent building coverage</i>	90% OP/35% R-1	41.07%	41.07%
<i>Maximum percent lot coverage</i>	100% OP/60% R-1	53.40%	60.69%
<i>Maximum number of stories</i>	NONE OP / 2.5 sty R-1	1 story	1 story
<i>Maximum building height (in feet)</i>	40' OP / 35' R-1	<40' & < 35'	<35'
<i>Square footage of principal structure</i>	N/A		
<i>Off-street parking spaces</i>	0	0	3
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>		N/A	
<b>ACCESSORY USE/STRUCTURE: N/A</b>	<b><i>Required and/or Permitted</i></b>	<b><i>Existing</i></b>	<b><i>Proposed</i></b>
<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 &amp; accessory structure</i>			
<i>Existing use or uses on the lot:</i>			
<i>Proposed use or uses on the lot:</i>			
<i>Is the property located in a special flood hazard area?</i>			

**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 House of Worship Existing/ 1 single family dwelling 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.  
Due to Variances Requires, Applicant make direct Application to the Land Use Board.

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

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

David Sacchi and Tina Sacchi \_\_\_\_\_ being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

David Sacchi  
David Sacchi

(Original Signature of Applicant to be Notarized)  
Tina Sacchi  
(Print Name of Applicant)

Sworn and subscribed before me this  
30th day of March, 2023

[NOTARY SEAL]

Jeffrey P. Beekman, Esq.  
Signature of Notary Public An Attorney at Law  
State of NJ

**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, The Bradley Beach Congregation of Jehovah's Witnesses, WITH MAILING ADDRESS OF  
of New Jersey (Insert Property Owner's Name)

28 Main Street, Bradley Beach, New Jersey 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) 83 LOT(S) 13

ALSO KNOWN AS 28 Main Street, Bradley Beach, New Jersey 07720  
(Insert physical address of the subject property)

I/WE AUTHORIZE David Sacchi and Tina Sacchi  
(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)

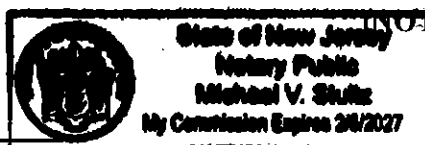
GEORGE ARDOLINO, PRESIDENT

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

28<sup>th</sup> day of March, 2023

  
Signature of Notary Public



NOTARY SEAL

**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: April 4, 2023



Signature of Property Owner

The Bradley Beach Congregation of Jehovah's Witnesses  
of New Jersey

**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: David Sacci and Tina Sacci

[please print]

Property Address: 28 Main Street, Bradley Beach, New Jersey 07720 Block 83 Lot 13

Applicant's Name: David Sacci and Tina Sacci

[Print Name]

[Signature of Applicant]

Owner's Name: The Bradley Beach Congregation of

[Print Name]  
Jehovah's Witnesses of New Jersey

[Signature of Owner]

Date: April 4, 2023

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

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Date: \_\_\_\_\_

*Signature of Property Owner*

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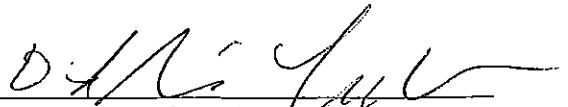
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Name of Applicant: David Sacci and Tina Sacci  
[please print]

Property Address: 28 Main Street, Bradley Beach, New Jersey 07720 Block 83 Lot 13

Applicant's Name: David Sacci and Tina Sacci  
[Print Name]

  
[Signature of Applicant]

Owner's Name: The Bradley Beach Congregation of  
[Print Name]  
Jehovah's Witnesses of New Jersey

[Signature of Owner]

Date: \_\_\_\_\_, 2023