

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

Information on Subject Property:

1. Property address: 402 SECOND STREET, BRADLEY BEACH, NJ 07720

Block(s) 69 Lot(s) 7 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):
MIN FRONT YARD SETBACK WHERE 17.4 FT IS PROPOSED, WHERE AS 25 FT IS REQUIRED
MAX BULDING COVERAGE WHERE 37.4% IS PROPOSED, WHERE AS 35% IS REQUIRED.
MIN. LOT DEPTH WHERE 85.97 FT IS EXISTING AND 100 FT IS REQUIRED.
MIN. REAR YARD WHERE 20.9 FT IS EXISTING AND 25 FT IS REQUIRED.
MIN. SIDE YARD WHERE 4.3 FT IS EXISTING AND 5 FT IS REQUIRED.
MIN. REAR YARD TO ACC STRUCTURE WHERE 2 FT IS EXISTING AND 5 FT IS REQUIRED
MIN. SIDE YARD TO ACC STRUCTURE WHERE 1.1 FT IS EXISTING AND 5 FT IS REQUIRED
MIN. DISTANCE TO PRIMARY STRUCTURE WHERE 14.4 FT IS EXISTING AND 20 FT IS REQUIRED.
MIN. DISTANCE FO DRIVEWAY TO SIDE PROPERTY LINE IS 2 FT WHERE 3FT IS REQUIRED.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]
NO CHANGE TO EXISTING NON-CONFORMITIES.
CONSISTENT WITH FRONT YARD SETBACK OF ADJACENT PROPERTY.
DE MINMUS 142 SF INCREASE OVER ALLOWED BUILDING COVERAGE

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

Contact Information:

6. Name of applicant: STEPHEN RIVERA AND MARIA RIVERA

Mailing address: 402 SECOND AVENUE, BRADLEY BEACH, NJ 07720

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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: STEPHEN RIVERA AND MARIA RIVERA

Mailing address: 402 SECOND AVENUE, BRADLEY BEACH, NJ 07720

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: RICHARD STONE, ESQ

Mailing address: 685 NEPTUNE BOULEVARD, NEPTUNE CITY, 07753

Phone # 732-531-4300 Fax # _____ Cell # _____

E-mail address: ryn@stonemandia.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): RICHARD STONE, ESQ

Mailing Address: 685 NEPTUNE BOULEVARD, NEPTUNE CITY, 07753

Phone # 732-531-4300 Fax # _____ Cell # _____

E-mail address: ryn@stonemandia.com

11. Name of applicant's Engineer (if applicable): GREENSITE ENGINEERING, LLC

Mailing Address: 526 US HWY 206, TRENTON, NJ 08610

Phone # 609-751-8479 Fax # _____ Cell # _____

E-mail address: LMURPHY@GREENSITEEC.COM

12. Name of applicant's Planner (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): FORTUNATO ARCHITECTURE

Mailing Address: 13 TAMARACK CIRCLE, SKILLMAN, NEW JERSEY, 08558

Phone # 609-683-0180 Fax # _____ Cell # _____

E-mail address: _____

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information: SEE PLOT PLAN ZONING CHART

(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			
Minimum lot width			
Minimum lot depth			
Minimum lot frontage			
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of principal structure			
Off-street parking spaces			
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			
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:			
Proposed use or uses on the lot:			
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: SINGLE-FAMILY RESIDENCE

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.

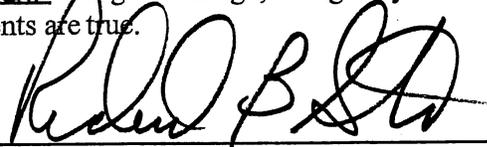
21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

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 :

Richard B. Stone, Esq., attorney for Applicant 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)
Richard B. Stone, Esq., Attorney for Applicant

Stephen Rivera and Maria Rivera
(Print Name of Applicant)

Sworn and subscribed before me this
6th day of March, 2023

[NOTARY SEAL]

Karyn L. Ryan
Signature of Notary Public

KARYN L. RYAN
A Notary Public of New Jersey
My Commission Expires June 3, 2026

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, _____, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

_____ 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) _____ LOT(S) _____

ALSO KNOWN AS _____
(Insert physical address of the subject property)

I/WE AUTHORIZE _____
(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)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this
_____ day of _____, 20____

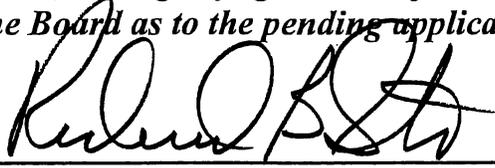
[NOTARY SEAL]

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: 3/6/2023



*Signature of Property Owner
Richard B. Stone, Esq., attorney for Applicant*

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.

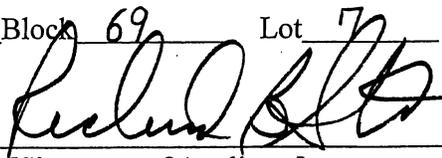
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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: Stephen Rivera and Maria Rivera
[please print]

Property Address: 402 Second Street Block 69 Lot 7

Applicant's Name: Stephen Rivera and Maria Rivera
[Print Name]


[Signature of Applicant]
Richard B. Stone, Esq., attorney for Applicant

Owner's Name: _____
[Print Name]

[Signature of Owner]

Date: 3/6/2023